

TITLE REPORT

To,
VILAGGIO FAIR GREEN VENTURES LLP,
having its registered office at Plot No. 4,
Sy. No. 192, Above Café Coffee Day,
Botanical Garden Road, Kondapur,
Hyderabad, 500084,

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

- a) Survey Records Form I & XIV bearing Survey No. 93 Sub-Division No. 2-E of Village Marna, Bardez - Goa.
- b) Inscription Certificate (bearing Inscription No. 34033)
- c) Description Certificate (bearing Description No. 37226)
- d) Manual Form I & XIV



- e) Deed of Gift dated 31/03/1971 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 4788 at pages 135 to 141 of Book No. I, Volume No. 54
- f) Deed of Sale dated 06/01/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00057-2009 dated 06/01/2009
- g) Deed of Sale dated 15/02/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa
- h) Agreement for Development dated 13/10/2021
- i) Survey Plan

PERMISSIONS OBTAINED

- j) Conversion Sanad dated 13/02/2007 bearing No. RB/CNV/BAR/93/2006 issued by the Collector, North Goa District, Panaji - Goa



- k) Revised Construction License bearing No. VP/S-M/29/2006-07/1920 dated 08/03/2007 issued by Village Panchayat of Siolim-Marna, Bardez - Goa
- l) Conversion Sanad dated 12/05/2008 bearing No. RB/CNV/BAR/148/2007 issued by the Collector, North Goa District, Panaji - Goa
- m) Technical Clearance Order dated 30/01/2020 bearing Ref. No. DB/20807/MARNA/TCP-2020/534 issued by the Senior Town Planner, Town and Country Planning Department, Mapusa - Goa
- n) Land Use Zoning Certificate dated 30/11/2020 bearing Ref. No. TPBZ/ZON/8089/MARNA/TCP-2020/4429 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa - Goa



- o) Nil Encumbrance Certificate dated 11/12/2020
bearing No. 3102/2020

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE I

ALL THAT part and parcel of land admeasuring an area **1,28,025 sq. mts.**, surveyed under Survey No. **93/2** of Village **Marna**, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is described in the Land Registration Office of Ilhas under No. 37226 at folio 141 of Book B-95 and is enrolled in the Taluka Revenue Office under Matriz No. 418 and the same is bounded as under :-

North :- By the Public Road;

South :- By the property bearing Survey No. 93/4, Survey No. 93/2 and Survey No. 93/6 of Village Marna;



East :- By the property bearing Survey No. 93/4,
Survey No. 93/2 and Survey No. 93/6 of
Village Marna;

West :- By the property bearing Survey No. 93/2 of
Village Marna;

This property shall hereinafter referred to as the
SAID BIGGER PROPERTY.

SCHEDULE II

ALL THAT PLOT admeasuring an area **3930 sq. mts.**, surveyed under Survey No. **93/2-E** of Village **Marna**, forming part of the SAID BIGGER PROPERTY more particularly described in SCHEDULE-I hereinabove, along with perpetual right of use of the 8 mts. wide access abutting the Village Road and running through the Said Bigger Property up to the said plot and the same is bounded as under :-

North :- By the property bearing Survey No. 93/9, 11
and Survey No. 93/12 of Village Marna;

South :- By the property bearing Survey No. 93/2 of
Village Marna;

East :- By the property bearing Survey No. 93/12 of
Village Marna;

West :- By the property bearing Survey No. 93/2 of
Village Marna and the road;

This property shall hereinafter referred to as the **SAID
PROPERTY.**

III. TRACING OF PARTIES TITLE:

1. The **SAID BIGGER PROPERTY** is described under
Nos. 37226 and inscribed on **3rd September 1946**
under No. 34033 in favour of Naraina Camotim
Dalal alias Naraina Raiu Camotim Dalal married to
Jaiabai alias Radabai Camotim Dalal. Inscription
Certificate reveals that the **SAID BIGGER
PROPERTY** was gifted to the said Naraina Camotim
Dalal alias Naraina Raiu Camotim Dalal by his
parents, Raiu Vassudeva Camotim, Dalal alias Raiu



Camotim Dalal and his wife, Sorospoti Camotim
Dalal vide Deed dated 7th July 1945.

2. 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.

3. Vide Deed of Gift dated 31/03/1971 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 4788 at pages 135 to 141 of Book No. I, Volume No. 54, the said Naraina Camotim Dalal alias Naraina Raiu Camotim Dalal and his wife, Jaiabai alias Radabai Camotim Dalal gifted **the SAID BIGGER PROPERTY** in favour of their son, Balcrisna Camotim Dalal alias Balkrishna Narayan Kamat Dalal.
4. Vide Conversion Sanad dated 13/02/2007 bearing No. RB/CNV/BAR/93/2006 issued by the Collector, North Goa District, Panaji - Goa, the area admeasuring **8255 sq. mts.** from the **SAID BIGGER**

PROPERTY bearing Survey No. 93/2 and the area admeasuring **70 sq. mts.** from the property bearing Survey No. 93/3, totally admeasuring **8325 sq. mts.** was converted for Residential Use.

5. Revised Construction License bearing No. VP/S-M/29/2006-07/1920 dated 08/03/2007 issued by Village Panchayat of Siolim-Marna, Bardez - Goa was obtained by Balkrishna N. Kamat Dalal for the Construction of Residential Villas in the SAID BIGGER PROPERTY and property bearing Survey No. 93/3.
6. Vide Conversion Sanad dated 12/05/2008 bearing No. RB/CNV/BAR/148/2007 issued by the Collector, North Goa District, Panaji - Goa, the area admeasuring **21573 sq. mts.** from the **SAID BIGGER PROPERTY** bearing Survey No. 93/2 was converted for Residential Use.



7. Vide Deed of Sale dated 06/01/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00057-2009, dated 06/01/2009, the said Shri. Balkrishna Narayan Kamat Dalal along with his wife, Smt. Rukmini Balkrishna Kamat Dalal sold a PLOT admeasuring 4000 sq. mts. forming part of the SAID BIGGER PROPERTY, in favour of Trak Vision and Planners Pvt. Ltd.
8. In view of above, the said Trak Vision and Planners Pvt. Ltd. became absolute owners in possession of the PLOT admeasuring **4000 sq. mts.** forming part of the SAID BIGGER PROPERTY.
9. At the time of partitioning of the SAID PLOT admeasuring **4000 sq. mts.**, it was noticed that the total area available is 3930 sq. mts. and accordingly the total area of the SAID PLOT stands modified to **3,930 sq. mts.** which plot is more particularly



described in SCHEDULE-II hereinabove and hereinafter referred to as the SAID PROPERTY.

10. A development scheme was proposed for the SAID BIGGER PROPERTY which was finally revised by Technical Clearance Order dated 30/01/2020 bearing Ref. No. DB/20807/MARNA/TCP-2020/534, Town and Country Planning Department, Mapusa - Goa granted permission for carrying out the proposed re-constitution of plots (Revised layout) for the said bigger property which includes the SAID PROPERTY

11. Public Notice dated 11/01/2021 was published in Gomantak (Marathi) and Navhind Times wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PROPERTY**, by the said Trak Vision and Planners Pvt. Ltd. and after elapse of 15 days no objection are received.



12. Vide Deed of Sale dated 15/02/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa, the said Trak Vision and Planners Pvt. Ltd. sold THE SAID PROPERTY, admeasuring **3930 sq. mts.** in favour of Cyber Optic Solutions Pvt. Ltd. and Mrs. Anju Brijesh Chandwani.

13. The said Cyber Optic Solutions Pvt. Ltd. and Mrs. Anju Brijesh Chandwani entered into Agreement for Development dated 13/10/2021 with **VILAGGIO FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (LLP) for development of the SAID PROPERTY, admeasuring **3930 sq. mts.**

14. Manual Form I & XIV are Revenue Records prepared under the applicable Goa Land Revenue Code

Manual Form I & XIV:

in respect of the SAID BIGGER PROPERTY bearing Survey No. **93/2** of Village **Marna**, Bardez - Goa



clearly shows the name of Narayan Rayu Camotim Dalal and after deleting his name, the name of Shri. Balkrishna Narayan Kamat Dalal was incorporated. The said Manual Form I & XIV is consistent with the devolution of ownership.

15. In light of above, considering the fact that the Inscription and Description records, Deed of Gift dated 31/03/1971, Deed of Sale dated 06/01/2009 and the Survey Records in respect of the **SAID BIGGER 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 **CYBER OPTIC SOLUTIONS PVT. LTD. AND MRS. ANJU BRIJESH CHANDWANI** has clear and marketable title in respect of **the SAID PROPERTY** admeasuring 3930 sq. mts. forming part of the **SAID BIGGER PROPERTY** subject to the following :



- i. Rights of **VILAGGIO FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (LLP) in Agreement for Development dated 13/10/2021
- ii. Production of Nil Encumbrance Certificate

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. Conversion Sanad dated 13/02/2007 bearing No. RB/CNV/BAR/93/2006 issued by the Collector, North Goa District, Panaji - Goa reveals that the area admeasuring **8255 sq. mts.** from the **SAID BIGGER PROPERTY** bearing Survey No. 93/2 and the area admeasuring **70**



sq. mts. from the property bearing Survey No. 93/3, totally admeasuring **8325 sq. mts.** was converted for Residential Use.

4. Conversion Sanad dated 12/05/2008 bearing No. RB/CNV/BAR/148/2007 issued by the Collector, North Goa District, Panaji - Goa reveals that the area admeasuring **21573 sq. mts.** from the **SAID BIGGER PROPERTY** bearing Survey No. 93/2 was converted for Residential Use.
5. Land Use Zoning Certificate dated 30/11/2020 bearing Ref. No. TPBZ/ZON/8089/MARNA/TCP-2020/4429 issued by Deputy Town Planner, Town and Country Planning Department, Mapusa - Goa has been furnished which reveals that the **SAID PROPERTY**, admeasuring **3930 sq. mts.** falls in "Settlement Zone" as per Regional Plan for Goa 2021.



V. EVIDENCE OF POSSESSION:-

The **SAID PROPERTY** admeasuring an area **3930 sq. mts.**, surveyed under Survey No. **93/2-E** of Village **Marna** reflects the name of Cyber Optic Solutions Pvt. Ltd. and Anju Brijesh Chandwani in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the ownership of the present owner in respect 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 11/12/2020 bearing No. 3102/2020 in respect of the **said PROPERTY** is furnished to establish that there is no encumbrance. **However updated Nil Encumbrance Certificate in respect of the said PROPERTY needs to be furnished.**



CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **CYBER OPTIC SOLUTIONS PVT. LTD. AND MRS. ANJU BRIJESH CHANDWANI** have clear and marketable title in respect of **the SAID PROPERTY** admeasuring **3930 sq. mts.** forming part of the SAID BIGGER PROPERTY subject to the following :

- i. Rights of **VILAGGIO FAIR GREEN VENTURES LLP**, a Limited Liability Partnership (LLP) in Agreement for Development dated 13/10/2021
- ii. Production of Nil Encumbrance Certificate

➤ **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 not inspected the originals of the title documents produced for scrutiny referred to above; and
 - (c) I have taken the title documents under which Naraina Camotim Dalal alias Naraina Raiu Camotim Dalal married to Jaiabai alias Radabai Camotim Dalal 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, asset 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 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:- 07/04/2022

(Adv. Shivan S. Desai)