



Dated 25/03/2025

To,

1. **INDUS CRE LLP**
having its registered Office at C-88,
Sector 2 Noida (UP) 201301;
2. **MR. MADHUR MALHOTRA,**
702, Tower 1, Lotus 300, Sector 107,
Noida UP 201301

CERTIFICATE OF TITLE

(DESCRIPTION OF THE SAID PROPERTY ALONG WITH VILLA)

All that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts and is bounded as under: -

On the East: By the property surveyed under Survey No.27/4 of Village Anjuna;

On the West: By the property surveyed under Survey No.27/2 of Village Anjuna;

On the North: By the property surveyed under Survey No.56/16 of Village Anjuna;
and

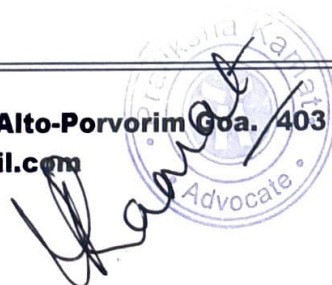
On the South: By the property surveyed under Survey No.27/7 of Village Anjuna





II Description of documents scrutinized: -

- 1) Registo do Agrimensor of Old Cadastral Survey No.6461
- 2) Indice Alphabetico along with translation of Old Cadastral Survey No.6461
- 3) Auto de Demarcacao along with translation of Old Cadastral Survey No.6461
- 4) Indice Numerico along with translation of Old Cadastral Survey No.6461
- 5) Manual Form I and XIV
- 6) Order dated 10/04/2008 passed by the First Additional Civil Judge Senior Division at Mapusa in the Inventory Proceedings bearing No.338/99/A
- 7) Deed of Sale dated 07/04/2011 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-01910-2011, CD Number BRZD161 dated 15/04/2011
- 8) Deed of Sale dated 30/10/2013 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing No.BRZ-BK1-05031-2013, CD Number BRZD576 on 08/11/2013
- 9) Form I and XIV dated 12/07/2016
- 10) Sanad dated 15/03/2018 under Ref No.4/168/CNV/AC-III/2017/305 issued by the Office of the North Goa District, Mapusa, Goa
- 11) Nil Encumbrance Certificate dated 22/11/2021





12) Technical Clearance Order dated 11/04/2022 under Ref No.TPB/7520/ANJ/TCP-22/1846 issued by the Town and Country Planning Department at Mapusa, Bardez, Goa

13) Construction Licence No.VP/ANJ-CAI/2022-2023/602 dated 27/05/2022 issued by the Office of the Village Panchayat of Village Anjuna-Caisua, Bardez, Goa

14) NOC from Sanitary Point of View for construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa dated 28/05/2022 under No.DHS/2022/DHS0901/O0023/784 by the Directorate of Health Services, Government of Goa PHC Siolim Heath Centre, Siolim, Goa.

15) House Tax Receipt dated 27/05/2022 issued by the Office of the Village Panchayat Anjuna-Caisua

16) Nil Encumbrance Certificate dated 11/12/2024

17) Corresponding Certificate dated 26/12/2024 under Ref.No.9(02)-389/DSLR-2024/4859 issued by the Government of Goa, Directorate of Settlement and Land Records, Panaji Goa

18) Deed of Sale dated 29/01/2025 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-752-2025 on 05/02/2025

Note: All the documents scrutinised by me are photocopies.





III Office searches: -

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 property named '**SANQUACHI ARADI**' situated in the ward Peddem, of village Anjuna, within the local limits of Village Panchayat of Anjuna, Taluka Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No.27/3 admeasuring an area of 700 sq mts; which property is hereinafter referred to as the "**SAID PROPERTY**" and described more particularly in the **SCHEDULE** appearing herein under.

The said property more particularly described herein above corresponds to Old Cadastral No.6461 of Anjuna Village.

The said property originally belonged to Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira and her name has been found duly registered in the Registo do Agrimensor of Village Anjuna and Alphabetical Index of the Village of Anjuna bearing Old Cadastral Survey No.6461.

Said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira was married to Mr. Luciano Jose D'Souza alias Lucian Joseph D'Souza under the regime of





Communion of Assets prevailing in the State of Goa, making them co-owners in possession of the said property.

The said Mr. Luciano Jose D'Souza alias Lucian Joseph D'Souza expired on 26/12/1994 at Mapusa, Goa, without leaving any will or gift of their properties and assets and leaving behind his widow and moiety holder said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira and his following children as his sole and universal heirs namely: -

1. Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters married to Mr. James Peter Walters.
2. Mr. Clifford Michael Valentine D'Souza, bachelor;
3. Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza married to Mrs. Glynis Marie D'Souza alias Glynis Marie Da Costa; and
4. Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher married to Mr. Christopher John Fletcher.

Inventory Proceedings bearing No.338/99/A came to be initiated in the Court of the First Additional Civil Judge Senior Division of Bardez at Mapusa upon the death of said Luciano Jose D'Souza alias Lucian Joseph D'Souza.

The Said Property was listed as Item No.7 of the Description of Assets in the said Inventory Proceeding.

By said Inventory Proceedings, half share in the said property was allotted to said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de





Souza alias Ann D'Souza alias Aninha Cursina Pereira, being the moiety holder and the other half was equally allotted to Mr. Clifford Michael Valentine D'Souza, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza; vide Order dated 10/04/2008 passed by the First Additional Civil Judge Senior Division at Mapusa in the Inventory Proceedings bearing No.338/99/A, being the legal heirs of late Mr. Lucian Jose D'Souza alias Lucian Joseph D'Souza.

By virtue of the above said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira, Mr. Clifford Michael Valentine D'Souza, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza, became the absolute owners in possession of the Said Property,.

In the Manual Form I and XIV/Record of Rights, Form III and Form IX of the said property, the name of one Caitan Miranda has been erroneously recorded. Necessary deletion of entry was sought by the said owners and presently the same name stands as a bracketed entry on the Manual Form I and XIV, which shows that it has been deleted.

The said Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters and Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher were married in the United Kingdom to Mr. James Peter Walters and Mr. Christopher Fletcher respectively and their marriage was not governed under the regime of general Communion of Assets.





By Deed of Sale dated 07/04/2011 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-01910-2011, CD Number BRZD161 dated 15/04/2011, the said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira, Mr. Clifford Michael Valentine D'Souza, unmarried, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza and his wife Mrs. Glynis Marie D'Souza as the Vendors sold and conveyed the Said Property to Mr. Jason Norman Albuquerque, unmarried as the Purchaser.

By virtue of the said Deed of Sale dated 07/04/2011, said Mr. Jason Norman Albuquerque became the exclusive owner in possession of the Said Property more particularly described hereinabove.

The Said Property more particularly described herein above was mutated in the name of said Mr. Jason Norman Albuquerque.

By Deed of Sale dated 30/10/2013 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing No.BRZ-BK1-05031-2013, CD Number BRZD576 on 08/11/2013, said Mr. Jason Norman Albuquerque, unmarried sold and conveyed the Said Property to Mr. Jagdish Paulraj (unmarried) as the Purchaser.

By virtue of the said Mr. Jagdish Paulraj (unmarried) became the absolute owner in possession of the SAID PROPERTY more particularly described in the hereinabove.





Form I and XIV dated 12/07/2016 in respect of Survey No.27/3 of Village Anjuna shows the name of Jagdish Paulraj in occupants column.

Sanad dated 15/03/2018 under Ref No.4/168/CNV/AC-III/2017/305 has been issued by the Office of the North Goa District, Mapusa, Goa for conversion of the Said Property for residential purpose.

Nil Encumbrance Certificate dated 22/11/2021 shows that there are no encumbrances on the said property from 30/10/2013 to 19/11/2021.

Technical Clearance Order dated 11/04/2022 under Ref No.TPB/7520/ANJ/TCP-22/1846 has been issued by the Town and Country Planning Department at Mapusa, Bardez, Goa for proposed construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa.

Construction Licence No.VP/ANJ-CAI/2022-2023/602 dated 27/05/2022 has been issued by the Office of the Village Panchayat of Village Anjuna-Caisua, Bardez, Goa for proposed construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa.

NOC from Sanitary Point of View for construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa dated 28/05/2022 under No.DHS/2022/DHS0901/O0023/784 by the Directorate of Health Services, Government of Goa PHC Siolim Heath Centre, Siolim, Goa.

House Tax Receipt dated 27/05/2022 issued by the Office of the Village Panchayat Anjuna-Caisua shows the payment of house by Jagdish Paulraj.





Nil Encumbrance Certificate dated 11/12/2024 shows that there are no encumbrances on the said property from 08/11/2013 to 11/12/2024.

Corresponding Certificate dated 26/12/2024 under Ref.No.9(02)-389/DSL-2024/4859 issued by the Government of Goa, Directorate of Settlement and Land Records, Panaji Goa states that the new Survey No.27/3(Part) of Village Anjuna corresponds to Old Cadastral No.6461(Part) of Village Anjuna.

Vide Deed of Sale dated 29/01/2025 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-752-2025 on 05/02/2025, said Mr. Jagdish Paulraj as the "Vendor" sold and conveyed the said property named 'SANQUACHI ARADI' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts to **INDUS CRE LLP** and **MR. MADHUR MALHOTRA** as the "Purchasers".

Based upon the documents produced and the searches conducted, I opine that said **INDUS CRE LLP** and **MR. MADHUR MALHOTRA** are the absolute owners in possession of the said property named 'SANQUACHI ARADI' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village





along with under constructed Villa A having an area of 289.94 sq mts and have a clear and marketable title to the "said property along with Villa".

V. Opinion: -

From the documents produced, I opine that said **INDUS CRE LLP** and **MR. MADHUR MALHOTRA** are the absolute owners in possession of the said property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts and have a clear and marketable title to the "said property along with Villa".

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

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate

