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TITLE REPORT

To,
VEERA APARTMENTS PVT. LTD.,
having its registered office
at D-3/58, Safdarjung Enclave,
New Delhi-110029,
India,

- I. I have perused the photocopies of the following documents:
- a) Survey Records Form I & XIV bearing Survey No. 306/8 of Village Saligao, Bardez - Goa.
 - b) Survey Records Form I & XIV bearing Survey No. 306/10 of Village Saligao, Bardez - Goa.
 - c) Manual Form I & XIV bearing Survey No. 306/8 and Survey No. 306/10 of Village Saligao, Bardez - Goa.
 - d) Form III
 - e) Regist Do Agrimensor
 - f) Inscription Description Certificates
 - g) Deed of Sale dated 13/01/1973, registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. 6180 of Book No. I, Volume No. 6 dated 17/02/1973

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- b) Inventory Proceedings bearing No. 129/2014/C were initiated before the Civil Judge Senior Division at Mapusa
- i) Judgement and Order dated 31/07/2014 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 129/2014/C
- j) Deed of Sale dated 25/05/2017, registered before Sub-Registrar of Mapusa, Bardcz - Goa under No. BRZ-BK1-02149-2017, CD No. BRZD787 dated 26/05/2017
- k) Land Use Zoning Certificate dated 30/11/2017 bearing Ref. No. TPBZ/ZON/4173/SAL/TCP-17/3654 issued by Town and Country Planning Department, Mapusa - Goa
- l) Nil Encumbrance Certificate bearing No. 3363/2014 dated 08/12/2014 for property bearing Survey No. 306/8 and Survey No. 306/10
- m) Nil Encumbrance Certificate bearing No. 2614/2017 dated 13/11/2017 for property bearing Survey No. 306/10

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- n) Nil Encumbrance Certificate bearing No. 2616/2017 dated 13/11/2017 for property bearing Survey No. 306/8
- o) Cadastral Survey Plan
- p) Survey Plan
- q) Survey Records Form I & XIV bearing Survey No. 306/11 of Village Saligao, Bardez - Goa.
- r) Survey Records Form I & XIV bearing Survey No. 306/7 of Village Saligao, Bardez - Goa.
- s) Manual Form I & XIV bearing Survey No. 306/7 and Survey No. 306/11 of Village Saligao, Bardez - Goa.
- t) Form III
- u) Regist De Agrimensor
- v) Inscription Description Certificates
- w) Deed of Division of Properties dated 26/09/1920
- x) Deed of Sale with Discharge dated 25/04/1919

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- y) Deed of Sale with Discharge dated 08/01/1920.
- z) Inventory Proceedings bearing No. 372/2009/C were initiated before the Civil Judge Senior Division at Mapusa
 - aa) Judgement and Order dated 05/09/2013 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 372/2009/C
 - bb) Deed of Relinquishment dated 08/05/2012
 - cc) Judgement and Decree dated 29/07/2017 passed by the Senior Civil Judge 'C' Court at Mapusa - Goa in Regular Civil Suit No. 283/2014/C
 - dd) Deed of Sale dated 25/05/2017, registered before Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-BK1-02146-2017, CD No. BRZD787 dated 26/05/2017
 - ee) Correspondence Certificate dated 03/04/2012 issued by Directorate of Settlement & Land Records, Panaji - Goa in respect of property bearing Survey No. 306/7(Part) and Survey No. 306/11 of Village Saligao, Bardez - Goa

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- f) Land Use Zoning Certificate dated 30/11/2017 bearing Ref. No. TPBZ/ZON/4174/SAL/TCP-17/3655 issued by Town and Country Planning Department, Mapusa - Goa
- gg) Nil Encumbrance Certificate bearing No. 2615/2017 dated 13/11/2017 for property bearing Survey No. 306/11
- hh) Nil Encumbrance Certificate bearing No. 2613/2017 dated 13/11/2017 for property bearing Survey No. 306/7
- ii) Cadastral Survey Plan
- jj) Survey Plan
- kk) Deed of Sale dated 17/08/2018, registered before Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-BK1-03856-2018, CD No. BRZD802 dated 31/08/2018

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY NO. 1)

ALL THAT Property known as "GRAND MOROD" or "PREMEIRO GLEBA OF PALMAR CAZREACHO DANDO",

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situated at Saligao, within the jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District North Goa, State of Goa, surveyed under Old Cadastral Survey No. 435 and presently Surveyed under Survey No. 306/8 of Village Saligao, totally admeasuring 1325 Sq. mts. The said property is described in the Land Registration Office of Bardez under No. 23357 at folio 97 of Book B-60 and is found inscribed under No. 23064 at page 153 of Book G-29 and is enrolled in the Taluka Revenue Office under Matriz No. 98 of 2nd Circumscription and bounded as under :

- Towards the North :- By the property of
Comunidade of Calangute;
- Towards the South :- By the Quarta Gleba of the said
entire property;
- Towards the East :- By the property of the heirs of
Francisco Salvador Pinto;

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Towards the West :- By the Segunda Gleba of the
entire property Palmar
Cazreacho Dando;

This property shall hereinafter referred to as the **SAID
PROPERTY NO. 1**

SCHEDULE II

(DESCRIPTION OF THE SAID PROPERTY NO. 2)

ALL THAT Property known as "GRAND MOROD" or
"TERCEIRO GLEBA OF PALMAR CAZREACHO DANDO",
situated at Saligao, within the jurisdiction of Village
Panchayat of Saligao, Taluka and Sub-District of
Bardez, District North Goa, State of Goa, surveyed
under Old Cadastral Survey No. 430 and presently
Surveyed under Survey No. **306/10** of Village Saligao,
totally admeasuring **1300 Sq. mts.** The said property is
described in the Land Registration Office of Bardez
under No. 23358 at folio 97 reverse of Book B-60 and is
found inscribed under No. 23064 at page 153 of Book
G-29 and is enrolled in the Taluka Revenue Office under

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Matriz No. 98 of 2nd Circumscription, and bounded as under:-

Towards the North :- By the property bearing Survey No. 306/7 of Village Saligao;

Towards the South :- By the property bearing Survey No. 306/12 of Village Saligao;

Towards the East :- By the property bearing Survey No. 306/11 of Village Saligao;

Towards the West :- By the property of Comunidade of Calangute;

This property shall hereinafter referred to as the **SAID PROPERTY NO. 2**

SCHEDULE III

(DESCRIPTION OF THE SAID PROPERTY NO. 3)

ALL THAT Property known as "GRAND MOROD" or "CASREACHO DANDO", situated at Saligao, within the jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District North Goa, State of Goa, surveyed under Old Cadastral Survey No. 434(Part) and

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presently Surveyed under Survey No. 306/11 of Village Saligao, totally admeasuring 1250 Sq. mts in which there exists a part of the residential house admeasuring 100 sq. mts. The said property is described in the Land Registration Office of Bardez under No. 23355 at folio 96 (R) of Book B-60 and is not found enrolled in the Taluka Revenue Office and bounded as under :-

Towards the North :- By the property bearing Survey No. 306/8 of Village Saligao

Towards the South :- By the property bearing Survey No. 306/12A and boundary of Village Saligao;

Towards the East :- By the remaining portion of the plot bearing Survey No. 306/11 beyond which lies the Plot A of Village Saligao;

Towards the West :- By the property bearing Survey No. 306/10 of Village Saligao;

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

PROPERTY NO. 3

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**SCHEDULE IV
(DESCRIPTION OF THE SAID PROPERTY NO. 4)**

ALL THAT PROPERTY admeasuring 1375 sq. mts. bearing Survey No. 306/7 of Village Saligao of Property known as "GRAND MOROD" or "PREMEIRO GLEBA OF PALMAR CAZREACHO DANDO", situated at Saligao, within the jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 23354 at folio 95 (R) of Book B-60 and is enrolled in the Taluka Revenue Office under Matriz No. 98 and bounded as under :

- Towards the North :- By the Village Calangute
- Towards the South :- By the property bearing Survey No. 306/10 of Village Saligao;
- Towards the East :- By the property bearing Survey No. 306/8 of Village Saligao;
- Towards the West :- By the Village Calangute;

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This property shall hereinafter referred to as the **SAID
PROPERTY NO. 4**

SCHEDULE V

(DESCRIPTION OF THE SAID PORTION NO. 1)

ALL THAT part admeasuring **1216 sq. mts.** forming part
of the **SAID PROPERTY NO. 1** more particularly
described in **SCHEDULE I** hereinabove and bounded as
under :-

- Towards the North :- By the boundary of the Village
Calangute;
- Towards the South :- By the property bearing Survey
No. 305/11 of Village Saligao;
- Towards the East :- By the property bearing Survey
No. 306/3 of Village Saligao
and road;
- Towards the West :- By the property bearing Survey
No. 306/7 of Village Saligao;

This portion shall hereinafter referred to as the **SAID
PORTION NO. 1**

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SCHEDULE VI

(DESCRIPTION OF THE SAID PORTION NO. 2)

ALL THAT part admeasuring **754 sq. mts.** forming part of the SAID PROPERTY NO. 3 more particularly described in SCHEDULE III hereinabove and bounded as under :-

Towards the North :- By the property bearing Survey No. 306/8 of Village Saligao

Towards the South :- By the property bearing Survey No. 306/12A and boundary of Village Saligao;

Towards the East :- By the remaining portion of the plot bearing Survey No. 306/11 beyond which lies the Plot A of Village Saligao;

Towards the West :- By the property bearing Survey No. 306/10 of Village Saligao;

This portion shall hereinafter referred to as the **SAID PORTION NO. 2**

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TRACING OF PARTIES TITLE:

1. The **SAID PROPERTY NO. 1** is described under No. 23357 and inscribed under No. 23064 in favour of Berta De Santa Tereza De Figueiredo daughter of Agostinho de Santana Figueiredo.
2. The **SAID PROPERTY NO. 2** is described under No. 23358 and inscribed under No. 23064 in favour of Berta De Santa Tereza De Figueiredo daughter of Agostinho de Santana Figueiredo.
3. Inscription and Description Certificate reveals that the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2** were purchased vide Deed dated 24/04/1930 from Urbina Monteiro also known as Olinda Urbina Emeliana do Socorro Monteiro or Urbina Olinda de Socorro Monteiro e Melo and her husband, Nicolau Monteiro. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.

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4. Vide Deed of Sale dated 13/01/1973, registered in the Office of the Sub-Registrar of Bardex at Mapusa under No. 6180 of Book No. I, Volume No. 6 dated 17/02/1973, the said Berta De Santa Tereza De Figueiredo e Souza alias Berta Figueiredo e Souza along with her husband, Mr. Peter D'Souza alias Pedro de Souza sold the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2** in favour of Mr. Purushottam Ramchandra Kamat.
5. The said Purushottam Ramchandra Kamat and his wife, Vimolabai Purxotoma Camotim alias Vimlabai Purshottam Kamut passed away on 20/12/1984 and 09/03/2000 respectively leaving behind the following legal heirs :
 - a. Mr. Achoca Purxotoma Camotim alias Ashok Purushottam Kamat alias Ashok Purushotam Kamat married to Mrs. Archana Ashok Kamat alias Sandhia R. Varico alias Archana Achoca Camotim

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- b. Mr. Dilip Purxotoma Camotim alias Dilip P. Kamat alias Dilip Purushottam Kamat married to Mrs. Deepa Dilip Kamat alias Tarabai Thalli
- c. Mrs. Tejesvini Purshottam Kamat alias Teja Gurudas Zantie alias Teja Gurudas Zantye married to Mr. Gurudas Datarama Zantie alias Gurudas Dataram Zantye
- d. Mr. Nandakumar Camotim alias Nandakumar Purshottam Kamat married to Mrs. Carona Gunaji alias Nisha Nandakumar Kamat alias Nisha N. Kamat
- e. Mr. Shridhar Purushottam Kamat alias Shridhar P. Kamat married to Mrs. Queensar Ratna Naique alias Shradha Shridhar Kamat alias Shradha Shridhar Kamat
- f. Mrs. Canxabai Purshottam Camotim alias Sneha Sessicant Rau alias Sneha Rao married to Mr. Sessicanta Ramachandra Rau alias Rao Shashikant Ramachandra

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- g. Mr. Mahexa Purshottam Camotim alias Mahesh Purushottam Kamat alias Mahesh P. Camotim alias Mahesh P. Kamat married to Mrs. Leenadevi Vilas Kerkar alias Pooja Mahexa Camotim alias Pooja M. Kamat alias Pooja Mahesh Kamat
- h. Mrs. Mirabai Purshottam Camotim alias Arthi Ajit Camotim alias Arthi A. Kamat (divorcee)
- i. Mrs. Vilasini Purxotoma Camotim alias Vandana Ramakant Ghottge married to Mr. Ramakant S. Ghottge alias Ramamkant Ghottge alias Ramakant Sakharam Ghottge alias Sakharam Godge Ramakant
- j. Shyamsundar Purushottam Kamat

The said Shyamsundar Purushottam Kamat passed away on 31/07/2007 in the status of bachelor.

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7. Upon the death of the said Purushottam Ramchandra Kamat and his wife, Vimolabai Purxotoma Camotim alias Vimlabai Purshottam Kamat AND the said late Shyamsundar Purushottam Kamat, Inventory Proceedings bearing No. 129/2014/C were initiated before the Civil Judge Senior Division at Mapusa wherein the **SAID PROPERTY NO. 1** was listed at ITEM NO. 1 and the **SAID PROPERTY NO. 2** was listed at ITEM NO. 2.

8. Vide Judgement and Order dated 31/07/2014 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 129/2014/C, the **SAID PROPERTY NO. 1** and the **SAID PROPERTY NO. 2** came to be allotted to the said Mr. Achoca Purxotoma Camotim alias Ashok Purushottam Kamat alias Ashok Purushotam Kamat and his wife, Mrs. Archana Ashok Kamat alias Sandhia R. Varico alias Archana Achoca Camotim; Mr. Dilip Purxotoma Camotim alias Dilip P. Kamat alias Dilip

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Purushottam Kamat and his wife, Mrs. Deepa Dilip Kamat alias Tarabai Thalli; Mrs. Tejesvini Purshottam Kamat alias Teja Gurudas Zantie alias Teja Gurudas Zantye and her husband, Mr. Gurudas Datarama Zantie alias Gurudas Dataram Zantye; Mr. Nandakumar Camotim alias Nandakumar Purshottam Kamat and his wife, Mrs. Carona Gunaji alias Nisha Nandakumar Kamat alias Nisha N. Kamat; Mr. Shridhar Purushottam Kamat alias Shridhar P. Kamat and his wife, Mrs. Quensar Ratna Naique alias Shradha Shridhar Kamat alias Shradha Shridhar Kamat; Mrs. Canxabai Purshottam Camotim alias Sneha Sessicant Rau alias Sneha Rao and her husband, Mr. Sessicanta Ramachandra Rau alias Rao Shashikant Ramachandra; Mr. Mahexa Purshottam Camotim alias Mahesh Purushottam Kamat alias Mahesh P. Camotim alias Mahesh P. Kamat and his wife, Mrs. Leenadevi Vilas Kerkar alias Pooja Mahexa Camotim alias Pooja M. Kamat alias Pooja Mahesh Kamat;

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Mrs. Mirabai Purshottam Camotim alias Arthi Ajit Camotim alias Arthi A. Kamat AND Vilasini Purxotoma Camotim alias Vandana Ramakant Ghottge and her husband, Mr. Ramakant S. Ghottge alias Ramankant Ghottge alias Ramakant Sakharam Ghottge alias Sakharam Godge Ramakant.

9. Deed of Sale dated 25/05/2017 reveals that the said Vilasini Purxotoma Camotim alias Vandana Ramakant Ghottge expired leaving behind her widower, the said Mr. Ramakant S. Ghottge alias Ramankant Ghottge alias Ramakant Sakharam Ghottge alias Sakharam Godge Ramakant and the following legal heirs:

a. Mr. Umesh Ramakant Ghotge alias Umesh Ramakant Ghottge married to Mrs. Deepti Damodar Kamat alias Deepti Umesh Ghottge alias Ghotge Dipti Umesh

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b. Mrs. Prasheela Ramakant Chottge alias
Prasheela Gajanan Kamat alias Prashila
Gajanan Kamat married to Mr. Gajanan P.
Kamat alias Gajana Pundalik Kamat

10. Vide Deed of Sale dated 25/05/2017, registered
before Sub-Registrar of Mapusa, Bardez - Goa under
No. BRZ-BK1-02149-2017, CD No. BRZD787 dated
26/05/2017, the said Mr. Achoca Purxotoma
Camotim alias Ashok Purushottam Kamat alias
Ashok Purushottam Kamat and his wife, Mrs.
Archana Ashok Kamat alias Sandhya R. Varico alias
Archana Achoca Camotim; Mr. Dilip Purxotoma
Camotim alias Dilip P. Kamat alias Dilip
Purushottam Kamat and his wife, Mrs. Deepa Dilip
Kamat alias Tarabai Thalli; Mrs. Tejesvini
Purushottam Kamat alias Teja Gurudas Zantie alias
Teja Gurudas Zantye and her husband, Mr.
Gurudas Datarama Zantie alias Gurudas Dataram
Zantye; Mr. Nandakumar Camotim alias

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Nandakumar Purshottam Kamat and his wife, Mrs. Carona Gunaji alias Nisha Nandakumar Kamat alias Nisha N. Kamat; Mr. Shridhar Purushottam Kamat alias Shridhar P. Kamat and his wife, Mrs. Quensar Ratna Naique alias Shradha Shridhar Kamat alias Shradha Shridhar Kamat; Mrs. Canxabai Purshottam Camotim alias Sneha Sessicant Rau alias Sneha Rao and her husband, Mr. Sessicanta Ramachandra Rau alias Rao Shashikant Ramachandra; Mr. Mahexa Purshottam Camotim alias Mahesh Purushottam Kamat alias Mahesh P. Camotim alias Mahesh P. Kamat and his wife, Mrs. Leenadevi Vilas Kerkar alias Pooja Mahexa Camotim alias Pooja M. Kamat alias Pooja Mahesh Kamat; Mrs. Mirabai Purshottam Camotim alias Arthi Ajit Camotim alias Arthi A. Kamat; Mr. Ramakant S. Ghottge alias Ramakant Ghottge alias Ramakant Sakharam Ghottge alias Sakharam Godge Ramakant; Mr. Umesh Ramakant Ghotge alias Umesh Ramakant Ghottge and his wife, Mrs. Deepti

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Damodar Kamat alias Dcepti Umesh Ghottge alias Ghottge Dipti Umesh AND Mrs. Prasheela Ramakant Ghottge alias Prasheela Gajanan Kamat alias Prashila Gajanan Kamat and her husband, Mr. Gajanan P. Kamat alias Gajana Pundalik Kamat sold the **SAID PROPERTY NO. 2** which is more particularly described in Schedule II hereinabove **AND** a PORTION admeasuring **1216 sq. mts.** forming part of the **SAID PROPERTY NO. 1**; which PORTION admeasuring **1216 sq. mts.** is more particularly described in Schedule V hereinabove and hereinafter referred to as the **SAID PORTION NO. 1**, in favour of Mr. Joseph Sequaira.

11. The **SAID PROPERTY NO. 3** is described under No. 23355 and inscribed under No. 16876 in favour of Pedro Inacio Das Dores e Melo.
12. The **SAID PROPERTY NO. 4** is described under No. 23354 and inscribed under No. 16876 in favour of Pedro Inacio Das Dores e Melo.

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13. Inscription and Description Certificate reveals that the **SAID PROPERTY NO. 3** and the **SAID PROPERTY NO. 4** were allotted to the said Pedro Inacio Das Dorez e Melo in the partition that took place between him and Osolindo Ireneu Pedro Caetano das Dorez e Melo and his wife, Urbina Olinda do Socorro Martins e Melo vide **THREE Deeds FIRST Deed of Division of Properties dated 26/09/1920, SECOND Deed of Sale with Discharge dated 25/04/1919 and THIRD Deed of Sale with Discharge dated 08/01/1920.** Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.
14. Inventory Proceedings bearing No. 372/2009/C filed before the Civil Judge Senior Division at Mapusa reveals as under :
- A. THAT the said Peter Inacio de Mello alias Pedro Inacio Das Dorez D'Mello alias Peter D'Mello

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passed away on 01/11/1964 and his wife, Mrs. Erminia D'Mello alias Ermelina D'Mello alias Ermina D'Mello alias Heremelinda Fernandes passed away on 19/09/1988 leaving behind the following legal heirs :

- a. Mr. Joseph Condorcet D'Mello married to Muriel D'Mello
- b. Mr. Augusto George D'Mello alias Augusto Pedro D'Mello married to Ana Conceicao alias Ana Conceicao D'Mello
- c. Angela Rafferty married to Mr. Douglas Rafferty
- d. Mrs. Pamela Nazareth alias Pamela Direthia Ann D'Mello married to Mr. Estaquio Aureolino Nazareth
- e. Mr. Anthony Benedict D'Mello alias Tony D'Mello married to Iona Mary D'Mello

B. THAT the said Mr. Joseph Condorcet D'Mello passed away on 30/01/1983 leaving behind his

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widow and moiety holder, the said Muriel D'Mello and the following legal heirs :

- a. Mr. Kenneth Maurice Valentine D'Mello married to Mrs. Maria Vilma Pascoala Florence D'mello
- b. Mr. Peggy Jude De Mello Nazareth married to Mrs. Christopher Irwin Nazareth

C. THAT the said Mr. Augusto George D'Mello alias Augusto Pedro D'Mello passed away on 02/03/1988 and his wife, Ana Conceicao alias Ana Conccicao D'Mello passed away on 24/11/1984 leaving behind the following legal heirs :

- a. Mr. Percival Gulab Sarto D'Mello alias Percy D'Mello married to Mrs. Sabina Theresa D'mello alias Tessa D'Mello
- b. Mrs. Marlene Joana Dos Santos married to Mr. Rosario Julius Dos Santos

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c. Mr. Eugene Andre D'Mello alias Andrew D'Mello married to Mrs. Maria Corrina D'Mello

d. Mr. Robert Marvin D'Mello alias Robert D'Mello married to Mrs. Sandra Ines Adeline Cordo D'Mello alias Sandra D'Mello

D. THAT the said Mr. Robert Marvin D'Mello alias Robert D'Mello was absconding/missing and was having two daughters namely, Ms. Sharon Anna D'Mello and Ms. Saviona Agatha D'Mello.

E. THAT the said Angela Rafferty passed away on 07/01/1998 and her husband, Mr. Douglas Rafferty passed away on 15/12/1988 leaving behind their sole legal heir, Mrs. Bernadine Fonseka married to Mr. Kapila Fonseka alias Kapila Gvan Fonseka

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F. THAT the said Mr. Kapila Fonseka alias Kapila Gvan Fonseka passed away on 16/01/2006 leaving behind his widow and moiety holder, the said Mrs. Bernadine Fonseka and the following legal heirs :

- i. Oshan Viranta Jude Fonseka
- ii. Viranna Rochelle Fonseka

G. THAT the said Mrs. Pamela Nazareth alias Pamela Direthia Ann D'Mello passed away on 31/12/1990 and her husband, Mr. Estaquio Aurofino Nazareth passed away on 08/05/1971 leaving behind their following legal heir:

- i. Julian Xavier Nazareth married to Elizabeth Burden Nazareth
- ii. Mrs. Philomena Maria Nazareth Moniz married to Mr. Roque Joseph Moniz
- iii. Mr. Christopher Irwin Nazareth married to Mrs. Peggy Jude D'Mello Nazareth

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H. THAT the said Mrs. Philomena Maria Nazareth Moniz expired on 31/01/2008 and her husband, Mr. Roque Joseph Moniz expired on 22/10/2000 leaving behind their following legal heir:

- i. Mr. Mark Moniz
- ii. Ms. Rainda Moniz Rebello married to Noel Rebello

15. Upon the death of the said Peter Inacio de Mello alias Pedro Inacio Das Dorcas D'Mello alias Peter D'Mello; Erminia D'Mello alias Ermelina D'Mello alias Ermina D'Mello alias Heremelinda Fernandes; Mr. Joseph Condorcet D'Mello; Mr. Augusto George D'Mello alias Augusto Pedro D'Mello; Ana Conceicao alias Ana Conceicao D'Mello; Angela Rafferty; Mr. Douglas Rafferty; Mr. Kapila Fonseka alias Kapila Gvan Fonseka; Mrs. Pamela Nazareth alias Pamela Direthia Ann D'Mello; Mr. Estaquio Aurofino Nazareth; Mrs. Philomena Maria Nazareth Moniz; Mr. Roque Joseph Moniz AND Julian Xavier

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Nazareth, Inventory Proceedings bearing No. 372/2009/C were initiated before the Civil Judge Senior Division at Mapusa wherein the **SAID PROPERTY NO. 3** was listed at ITEM NO. 4 and the **SAID PROPERTY NO. 4** was listed at ITEM NO. 5.

16. Vide Deed of Relinquishment dated 08/05/2012, the said Mrs. Bernadine Fonseka, Oshan Viranta Jude Fonseka, Mr. Christopher Irwin Nazareth along with his wife, Mrs. Peggy Jude D'Mello Nazareth, Ms. Rainda Moniz Rebello along with her husband, Noel Rebello relinquished/released/ repudiated all their rights, interest, shares in the estate of the said Peter Inacio de Mello alias Pedro Inacio Das Dore D'Mello alias Peter D'Mello and his wife, Mrs. Erminia D'Mello alias Ermelina D'Mello alias Ermina D'Mello alias Heremelinda Fernandes, under Article 2029 of the Portuguese Civil Code in favour of the other co-heirs.

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17. Vide Judgement and Order dated 05/09/2013 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 372/2009/C, the **SAID PROPERTY NO. 3** and the **SAID PROPERTY NO. 4** came to be allotted to the said Muriel D'Mello; Mr. Kenneth Maurice Valentine D'Mello and his wife, Mrs. Maria Vilma Pascoala Florence D'mello; Mr. Percival Gulab Sarto D'Mello alias Percy D'Mello and his wife, Mrs. Sabina Theresa D'mello alias Tessa D'Mello; Mrs. Marlene Joanna Dos Santos and her husband, Mr. Rosario Julius Dos Santos; Mr. Eugene Andre D'Mello alias Andrew D'Mello and his wife, Mrs. Maria Corrina D'Mello; Mrs. Sandra Ines Adefine Cordo D'Mello alias Sandra D'Mello; Ms. Sharon Anna D'Mello; Ms. Saviona Agatha D'Mello; Mr. Anthony Benedicta D'Mello alias Tony D'Mello and Mrs. Iona Mary D'Mello alias Iona D'Mello.
18. Vide Deed of Sale dated 25/05/2017, registered before Sub-Registrar of Mapusa, Bardez - Goa under

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No. BRZ-BK1-02146-2017, CD No. BRZD787 dated 26/05/2017, the said Muriel D'Mello; Mr. Kenneth Maurice Valentine D'Mello and his wife, Mrs. Maria Vilma Pascoala Florence D'mello; Mr. Percival Gulab Sarto D'Mello alias Percy D'Mello and his wife, Mrs. Sabina Theresa D'mello alias Tessa D'Mello; Mrs. Marlene Joana Dos Santos and her husband, Mr. Rosario Julius Dos Santos; Mr. Eugene Andre D'Mello alias Andrew D'Mello and his wife, Mrs. Maria Corrina D'Mello; Mrs. Sandra Ines Adeline Cordo D'Mello alias Sandra D'Mello; Ms. Sharon Anna D'Mello; Ms. Saviona Agatha D'Mello; Mr. Anthony Benedicta D'Mello alias Tony D'Mello and Mrs. Iona Mary D'Mello alias Iona D'Mello sold a PORTION admeasuring **754 sq. mts.** forming part of the **SAID PROPERTY NO. 3**, out of the total area of 1250 sq. mts., which PORTION admeasuring **754 sq. mts.** is more particularly described in Schedule VI hereinabove and hereinafter referred to as the **SAID PORTION NO. 2** AND the **SAID PROPERTY NO. 4**

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which is more particularly described in Schedule IV hereinabove, in favour of Mr. Joseph Sequeira

19. By Deed of Sale dated 25/05/2017, registered before Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-BK1-02149-2017, CD No. BRZD787 dated 26/05/2017 **AND** by Deed of Sale dated 25/05/2017, registered before Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-BK1-02146-2017, CD No. BRZD787 dated 26/05/2017, the said Mr. Joseph Sequeira along with his wife, Mrs. Feliciana Sequeira became absolute owners in possession of the **SAID PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4**.
20. Vide Deed of Sale dated 17/08/2018, registered before Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-BK1-03856-2018, CD No. BRZD802 dated 31/08/2018, the said Mr. Joseph Sequeira and his wife, Mrs. Feliciana Sequeira sold the

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SAID PORTION NO. 1, the SAID PROPERTY NO. 2,
the SAID PORTION NO. 2 and the SAID PROPERTY
NO. 4 in favour of VEERA APARTMENTS PVT. LTD.

21. In light of above, considering the fact that the Inscription and Description records, Deed of Sale dated 13/01/1973, Judgement and Order dated 31/07/2014 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 129/2014/C, Deed of Sale dated 25/05/2017, Deed of Relinquishment dated 08/05/2012, Judgement and Order dated 05/09/2013 passed by Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing No. 372/2009/C, Deed of Sale dated 25/05/2017 and Deed of Sale dated 17/08/2018 and the Survey Records in respect of the **SAID PORTION NO. 1, the SAID PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4** have remained unchallenged and the survey records corresponds to the devolution of title and is

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consistent with the ownership of the present owners, I am of the opinion that VEERA APARTMENTS PVT. LTD. have clear and marketable title in respect of the SAID PORTION NO. 1, the SAID PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4 subject to the production of updated 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 PORTION NO. 1, the SAID PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4.
2. The Urban Ceiling Act is not applicable to the State of Goa.

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3. Land Use Zoning Certificate dated
30/11/2017 bearing Ref. No.
TPBZ/ZON/4173/SAL/TCP-17/3654 issued by
Town and Country Planning Department,
Mapusa - Goa has been furnished which
reveals that the **SAID PROPERTY NO. 1** and
the **SAID PROPERTY NO. 2** falls in
"Settlement Zone" as per Regional Plan for
Goa 2021.
4. Land Use Zoning Certificate dated
30/11/2017 bearing Ref. No.
TPBZ/ZON/4174/SAL/TCP-17/3655 issued by
Town and Country Planning Department,
Mapusa - Goa has been furnished which
reveals that the **SAID PORTION NO. 2** and the
SAID PROPERTY NO. 4 falls in "Settlement
Zone" as per Regional Plan for Goa 2021

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V. EVIDENCE OF POSSESSION:-

[A] The SAID PROPERTY NO. 1

bearing Survey No. 306/8 reflect the name of Veera Apartments Pvt. Ltd. along with the other occupants 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 PORTION NO. 1.

[B] The SAID PROPERTY NO. 2

bearing Survey No. 306/10 reflects the name of Veera Apartments Pvt. Ltd. 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 NO. 2.

[C] The SAID PROPERTY NO. 3

bearing Survey No. 306/11 reflect the name of Veera Apartments Pvt. Ltd. along with the other occupants in Form I & XIV issued by the

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Department of Survey, Government of Goa which establishes the ownership of the present owner in respect of the **SAID PORTION NO. 2.**

(D) The **SAID PROPERTY NO. 4**

bearing Survey No. 306/7 reflects the name of Vecra Apartments Pvt. Ltd. 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 NO. 4.**

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 bearing No. 2616/2017 dated 13/11/2017 for property bearing Survey No. 306/8 (i.e. the **SAID PROPERTY NO. 1**) AND Nil Encumbrance

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Certificate bearing No. 2614/2017 dated 13/11/2017 for property bearing Survey No. 306/10 (i.e. the **SAID PROPERTY NO. 2**) AND Nil Encumbrance Certificate bearing No. 2615/2017 dated 13/11/2017 for property bearing Survey No. 306/11 (i.e. the **SAID PROPERTY NO. 3**) AND Nil Encumbrance Certificate bearing No. 2613/2017 dated 13/11/2017 for property bearing Survey No. 306/7 (i.e. the **SAID PROPERTY NO. 4**) are furnished to establish that there is no encumbrance. However updated Nil Encumbrance Certificates in respect of the **SAID PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4** needs to be furnished.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that VEERA APARTMENTS PVT. LTD have a clear and marketable title in respect of the **SAID PORTION NO. 1**, the **SAID**

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PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4 subject to Production of updated Nil Encumbrance Certificate in respect of the **SAID PORTION NO. 1, the SAID PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4.**

➤ **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 PORTION NO. 1, the SAID PROPERTY NO. 2, the SAID PORTION NO. 2 and the SAID PROPERTY NO. 4** and/or (ii) against the larger property;

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- (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 Berta De Santa Tereza De Figueiredo daughter of Agostinho de Santana Figueiredo AND Pedro Inacio Das Dores e Melo 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 '1' 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;

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- (c) that all the documents relating to the **SAID PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4** 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 PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4** are the same person;

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- 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 PORTION NO. 1**, the **SAID PROPERTY NO. 2**, the **SAID PORTION NO. 2** and the **SAID PROPERTY NO. 4** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardex - Goa is subject to non availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or

Shivan S. Desai
ADVOCATE

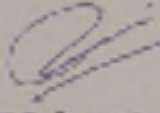
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any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:-Panaji Goa,

Date: 03/05/2019


(Adv. Shivan S. Desai)

