

MR. ADITYA RANJAN NAIK
(ADVOCATE)

Office at: B2B, Business Center,
Manjunath Apartments,
Panaji-Goa.403001

LEGAL TITLE SEARCH REPORT

1	Name of the person seeking opinion please give reference if any	Mr. Lincoln Bennet Rodrigues, Son of Mr. Luciano Benedito Rodrigues & Mrs. Lourdes Clara Rodrigues, aged 38 years, married, resident of Villa Bel Air, Quelossim, Cortalim, 403710, Chairman/Founder/Director, Bennet and Bernard Custom Homes Pvt. Ltd.
2	Name of the Owners of the Property	M/S. Bennet and Bernard Custom Homes Private Ltd , through its Director Mrs. Lourdes Clara Rodrigues Alias Lourdes Rodrigues . R/o, Villa Bel Air, Quelossim, Cortalim, 403710. Mormugao, South Goa-Goa.
3	Full and detailed description of the property including the following details a. Survey No./Khata No. etc. b. Door/ House No. in case of buildings, c. Area. d. Location details like Village, Taluka, District, City, Registration, Sub District, State etc. e. Boundaries.	All that immovable property known as "Borod" also Known as "BhawatoWado" situated in the ward Boutavaddo of Assagao Village, Grampanchayat of Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez Under No. 13074 of Book 34 New and enrolled in the Land Revenue Office under No. 976 of the first division, surveyed under survey No. 206/1, admeasuring 1250 sq. mtrs and same is bounded as under:- On the North : By way reserved, On the South : By Public Road, On the East : By the Property bearing Survey No.

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		206/2, On the West : By the Property bearing Survey No. 201/14.	
Sr. No	Date	Description of Document	Original/Photo Copy of the Original/ Notarised copy/ Sub Registrar Certified Copy etc.
1	19/06/1973	Deed of Sale: Registered before the Sub registrar of Mapusa Goa., along with Indemnity Bond.	Photocopy of the original
2	17/01/1977	Deed of Sale: Registered before the Sub registrar of Mapusa Goa.	Photocopy of the original
3	05/01/1980	Deed of Sale: Registered before the Sub registrar of Mapusa Goa.	Photocopy of the original
4	19/08/1981	Deed of Release/Relinquishment: Registered before the Sub registrar of Mapusa Goa.	Photocopy of the original
5	28/03/2018	Agreement for Sale: Registered before the Sub registrar of Mapusa Goa.	Original
6	28/09/2018	Inventory Proceedings: Filed before the court of Civil Judge Senior Division at Mapusa bearing No, 223/2018/B	Photocopy of the original
7	10/04/2018	Land Zoning Certificate: Issued by the department of Town and Country Planning Government of Goa.	Original
8	09/07/2019	Survey Plan:- Issued by Directorate of Settlement of Land	Original

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		Records- Panaji-Goa	
9	01/02/2017	Form I & XIV	Computerised Copy
10.	28/03/2018	Nil Encumbrance Certificate: issued by the office of Sub Registrar of Mapusa at Bardez- Goa	Original
11	06/02/2018	Manual Form III	Original
12	06/02/2018	Manual Form IX	Original
13	06/02/2018	Manual Form I and XIV	Photocopy of the original
14	22/03/1994	Death Certificate of Mr. John Francisco Mathias	Photocopy of the original
15		Registro De Agrimensor along with Index, Field Book and Cadastral Plan	Originals
16		Inscription/Description Certificate: In Portuguese and Translated copy in English.	Originals
17		Register Of Transmissoes:- In Portuguese and Translated copy in English	Original
18	27/01/2020	Technical Clearance Order: Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/5451/ASSG/TCP/2020/45 0. Along with Plan.	Original
19	22/01/2020	Infra-Structure Tax: Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/5451/ASSG/TCP/20/348	Original
20	19/11/2019	Certificate of Conformity with Regulations: from the office of the Architect Melville D'Souza.	Original

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21	20/01/2020	Sanad: Issued by the Office of the Additional Collector III at Mapusa North Goa., bearing No. 4/219/CNV/AC-III/2019/105.	Original.
6	<p>Tracing title of the Property: it is expected that the title deed is traced for a period up to 30 years.</p> <p>I HEREBY CERTIFY THAT THIS REPORT IS PURELY BASED ON THE DOCUMENTS MADE AVAILABLE TO ME AND THEREFORE FROM THE DOCUMENTS EXAMINED IT TRANSPIRES AS UNDER:-</p> <p><u>REGARDING THE PROPERTY: DERIVATION/ FLOW OF TITLE:-</u></p> <p>REGARDING All that immovable property known as “Borod” also Known as “Bhawato Wado” situated in the ward Boutavaddo of Assagao Village, Grampanchayat of Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez Under No. 13074 of Book 34 New and enrolled in the Land Revenue Office under No. 976 of the first division, surveyed under survey No. 206/1, admeasuring 1250 sq. mtrs and same is bounded as under:-</p> <p>On the North : By way reserved, On the South : By Public Road, On the East : By the Property bearing Survey No. 206/2, On the West : By the Property bearing Survey No. 201/14.</p> <p>1. From the documents produced, it is duly noted that the said property originally belonged to Mr. Jose Francisco Martins, who was the sole owner of the property right from the beginning as traced from the Agremensor along with Inscription Description Certificate issued for the said Property.</p> <p>2. From documents Produced, it is duly noted the said Mr. Jose Francisco Martins Sold the said property to one Mr. Lawrence Adolphe Lobo, by virtue of a Deed of Sale, dated 19/06/1973 which deed was duly registered in the office of the Sub Registrar of Bardez under Registration No. 6742 of Book No.1, Volume 75, at Page 268 to 271 dated 31/07/1977, along with an Indemnity</p>		

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Bond Given by Mr. Joseph D'Souza and Felix Diago Fernandes.

3. From documents Produced, it is duly noted that Mr. Lawrence Adolphe Lobo and his wife, Mrs. Ena Gertrude Lobo, sold the Said Property to one Mr. Anthony George Mathias alias Anthony George Mathias, vide Deed of Sale, dated, 17/01/1977, which deed was duly registered in the office of the Sub Registrar of Bardez under Registered No. 66/77 of Book No. 1, Volume 108, at Pages 57 to 61, Date, 2nd February, 1977.
4. From documents Produced, it is seen Mr. Anthony George Mathias alias Anthony George Mathias, in the state of a bachelor, sold the Said Property to Mr. John Francisco Mathias alias John Francis Mathias and his wife, Mrs. Mary Mathias Alias Mary John Mathias and Mr Alex Bruno Mathias, vide Deed of Sale, dated, 05/01/1980, which deed was duly registered in the office of the Sub Registrar of Bardez under Registered No. 215 of Book No. 1, Volume 144, at Pages 224 to 228, Date, 21 February, 1980
5. From documents Produced, it is duly noted that Mr Alex Bruno Mathias, vide Deed of Release, dated, 19/08/1981, renounced relinquished and released all rights, title and interest with respect to the Said Property which Deed of Release was duly registered in the Office of the Sub Register of Bardez-Goa, Registered Under No. 827 at Pages 19to 21 of Book No. 1, Volume No. 169, Date 24/11/1981.
6. From documents produced, it is duly noted that thereafter Mr. John Francisco Mathias alias John Francis Mathias and Mrs. Mary Mathias Alias Mary John Mathias became the absolute and sole owners of the said property and that the Survey Record of Rights came to be duly mutated in favor of the Said Mr. John Francisco Mathias alias John Francis Mathias and Mrs. Mary Mathias Alias Mary John Mathias with the inclusion of their names in the Occupants Column of the Form I & XIV as occupants thereof pertaining to the Said Property.
7. From the documents produced, it is seen that Mr John Francisco Mathias alias John Francis Mathias expired on 03/03/1994 at Mumbai, leaving behind his widow, Mrs. Mary Mathias Alias Mary John Mathias and their children, namely,
 - (a) Mr. Anthony Angelo Mathias Alias Anthony John Mathias married to Mrs. Audrey Fatima Mathias,

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- (b) Mr. Savio Joseph Walter Mathias Alias Savio Joseph Mathias Alias Savio John Mathias married to Mrs. Blossom Esperance Matildas Cardoz Alias Blossom Savio Mathias Alias Blossom Matilda Mathias,
(c) Mrs. Bonna Vanesia Mathias Alias Bonna Vanesia Ferrao married to Mr. Sennen Conrad Ferrao,
(d) Mrs. Julie Mary Mathias Alias Shweta Rohit Amin married to Mr. Rohit Gopal Amin.

8. From the documents produced, all the Vendors were desirous of selling the Said Property approached M/S. Bennet and Bernard Custom Homes for selling the said property and thus entered into an Agreement for Sale dated 28/03/2018 which stand duly registered before the Sub-Registrar of Bardez bearing registration No. BRZ-BK1-01610-2018 of Book-1, of CD. No. BRZD797 dated 05/04/2018.

A. REGARDING SURVEY PLAN, ZONING CERTIFICATES, NIL ENCUMBRANCE CERTIFICATE SANAD AND OTHER APPROVALS:

From the documents it is duly noted that the Vendors has applied and obtained/in-possession of the required permission and license etc. from the competent authorities as detailed below:

- 1. SURVEY PLAN:** for the property Bearing Survey No. 206/1 issued by Directorate of Settlement of Land Records office of Panjim-Goa dated 09/07/2019.
- 2. LAND ZONING CERTIFICATE:** dated 10/04/2018 issued by Town and Country Planning Department bearing No. TPBZ/ZON/4530/ASSG/TCP-18/1455.
- 3. NIL ENCUMBRANCE CERTIFICATE:** dated 28/03/2018 issued by the office of Sub Registrar of Bardez at Mapusa Goa.
- 4. TECHNICAL CLEARANCE ORDER:-** Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/5451/ASSG/TCP/2020/450.

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	<p>5. <u>INFRA-STRUCTURE TAX:</u> Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPPB/5451/ASSG/TCP/20/348.</p> <p>6. <u>CERTIFICATE OF CONFORMITY WITH REGULATIONS:</u> from the office of the Architect Melville D'Souza.</p> <p>7. <u>SANAD:</u> Issued by the Office of the Additional Collector III at Mapusa North Goa., bearing No. 4/219/CNV/AC-III/2019/105.</p> <p>B. <u>FORM III, FORM IX, FORM I AND XIV,</u></p> <p>1. <u>Form I& XIV:</u> for property bearing survey No. 206/1 dated 01/02/2017.(Computerised Copy).</p> <p>2. <u>Manual Form III:</u> Issued by the Talathi of Assagao dated 06/02/2018.</p> <p>3. <u>Manual Form I and XIV:</u> I Issued by the Talathi of Assagao dated 06/02/2018.</p> <p>4. <u>Manual Form IX:</u> Issued by the Talathi of Assagao dated 06/02/2018.</p> <p>5. <u>INSCRIPTION DESCRIPTION CERTIFICATE:-</u> dated 12/04/2018 Issued by the Directorate of Archives and Archaeology Panaji-Goa.</p> <p>6. <u>AGRIMESOR ALONG WITH INDEX AND SURVEY PLAN:</u> Issued by the Department of Survey and Land Records Panaji-Goa.</p> <p>7. <u>REGISTER OF TRANSMISSOES:-</u> In Portuguese and Translated copy in English</p>
	<p>C. <u>OFFICES SEARCHED:</u></p> <p>I have given searches in the Office of the Registrar/Sub Registrar Bardez at Mapusa-Goa and in the Civil Judge Senior Division at Mapusa-Goa.</p>
	<p>D. <u>LEGAL FINDINGS :</u></p> <p>It is seen from the documents produced that:</p> <p>a) M/s. Bennet and Bernard has entered into Agreement for sale with the Vendors, by virtue of which they have picked up over the property thus on production of the following documents.</p> <p>b) Fresh Nil Encumbrance Certificate has to be applied from office</p>

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- of the Sub-Registrar of Bardez-Goa.
- c) Original Form I and IXV is not obtained from the Mamlatdar of Bardez-Goa.
 - d) Burial Certificate of Mr. Jose Francisco Martins and his wife Mrs. Mary Mathias Alias Mary John Mathia.

CERTIFICATE

I, Certify on the basis of the documents furnished (Photocopy/Original) to me that **M/S. BENNET AND BERNARD CUSTOM HOMES PVT. LTD** represented through its Director has clear marketable title to the said property base on the Agreement for Sale dated 28/03/2018 subject to M/S Bennet and Bernard Custom Homes Pvt. Ltd., enter into a Deed of sale for the said property with the vendors.

Date: 28/02/2020

Place: Panaji-Goa

ADV. ADITYA NAIK.

MR. ADITYA R. NAIK
ADVOCATE
C NO.: MAH/23399/2015