

# MEETHINA K. VAIGANKAR

Advocate

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

## TITLE INVESTIGATION, LEGAL SCRUTINY AND TITLE REPORT

Mr.Rajeev Khandelwal, Partner of Surya Yagna Infra, a Partnership Firm constituted under Indian Partnership Act registered with the Registrar of Firms, Bardez, Goa, on 18/10/2024 under No. BRZ-F107-2024, having its Principal Place of Business at H.No.1574/4, Flat No.06, Near Vagator HP Petrol Pump, Vagator, Bardez-Goa, 403509, has placed before me, for Title Investigation, Legal Scrutiny and Title Report, the documents mentioned hereinbelow in respect of the below mentioned Plot.

### I. DESCRIPTION OF THE PLOT:

ALL THAT PLOT NO. 57, surveyed under Survey No.211 Sub-Division No.1 of Village Calapor, North Goa District, Tiswadi Taluka, State of Goa, admeasuring 907 square meters, which is a part of the Property known as "PALMAR CACARA" situated at Calapur Village (Santa Cruz), more particularly described at "II" below; The said Plot No.57, which is hereinafter referred to as the "Said Plot", is bounded as under:-

On the East: By Plot No. 58;

On the West: By ten meter wide road of colony Samudra Darshan;

On the North: By property belonging to Goa University;

On the South: By six meter wide road of the colony Samudra Darshan.

*Meethina K. Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

**II. DESCRIPTION OF THE PROPERTY "PALMAR CACARA":**

All that immovable property known as "PALMAR CACARA" situated at Calapur Village (Santa Cruz), within the limits of Village Panchayat of Santa Cruz, Tiswadi Taluka, Ilhas Sub-District of Registration of North Goa, State of Goa, admeasuring 2,48,204 sq. mts., described in Land Registration Office of Ilhas under No. 20575 at folio 29 reverse of Book B-55 New and enrolled in Taluka Revenue office of Tiswadi under Matriz No. 338, bearing Old Cadastral Survey No. 687 (part) and surveyed under Survey Nos. 207, 208, 209, 210, 211, 212, 213, 214 and 216 of Calapor Village and bounded as under:-

On the East: By Bambolim Village;

On the West: By the property belonging to Quencro family;

On the North: By the Comunidade of Calapur (Santa Cruz);

On the South: By the river Zuari;

The above mentioned property is hereinafter referred to as the "Said Property".

**III. DESCRIPTION OF THE DOCUMENTS SCRUTINISED:**

1. Original Certificado dated 28/10/1959 in Portuguese language issued by The Legal Substitute of Land Registrar, Land Registration Office of the Judicial Division of Ilhas Goa along with its translation in English language certified by Notary Advocate Subhash P. Sawant, under No. 1668/2002 dated 14/10/2002;

*Meethina K. Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

2. Original Deed of Sale and Discharge dated 20/05/1959 drawn up at folio 41 reverse onwards of the Notarial Record Book No. 519 of the Notary of Ilhas-Goa Crisna Porob Tamba in Portuguese language along with its translation in English language certified by Advocate & Notary Bruno Nazareth under Reg. No. 2705/2024 dated 14/09/2024;
3. Photocopy of Matriz Certificate dated 26/04/1990 issued by the Mamlatdar & Head of Taluka Revenue Office, Tiswadi Taluka, Panaji-Goa;
4. Original Old Cadastral Plan bearing Old Survey No. 687 of Village Calapor, Tiswadi Taluka issued by the Inspector of Survey & Land Records, Panaji-Goa;
5. Original Correspondence Certificate dated 28/01/2025 bearing No.9(02)-316/DSLRL-2024/505 issued by Anisha A. Matondkar, Supdt. of Survey and Land Records, Panaji-Goa;
6. Copy of Application dated 30/01/2025 addressed to the Public Information Officer, Directorate of Settlement and Land Records, Panaji Goa, requesting to furnish under RTI Act 2005, information regarding Registo Do Agrimensor and Auto de Demarcacao of Old Survey No.687 of Village Calapur;
7. Original Letter dated 07/02/2025 issued by the Inspector of Survey & Land Record and Public Information Officer, Panaji-Goa, informing that Registo Do Agrimensor and Auto de

*MK Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

Demarcacao of Old Survey No.687 of Village Calapur in Tiswadi Taluka are not available in its office records;

8. Original Certified Copy of Deed of Partition dated 12/02/1973 registered in the Office of Sub-Registrar of Ilhas, Panaji, Goa under No. 277 of Book 1 Volume 76 at pages 2 to 15 dated 30/05/1973 issued by the Office of the Sub-Registrar of Ilhas on 28/01/2025;
9. Original Manuel Form I & XIV of Survey No.211/1 of Village Calapor issued by the Talathi of Calapur (St. Cruz), Tiswadi-Goa, dated 13/09/2024;
10. Original Certified copy of Form III/ Index of Land of Survey No.211/1 of Village Calapor, Tiswadi Taluka issued by the Inspector of Survey & Land Records (Record of Rights), Panaji-Goa dated 24/09/2024;
11. Photocopy of Agreement dated 15/12/1986;
12. Photocopy of records in Inventory Proceedings among the minors No. 60/88 filed in the Court of Civil Judge, Senior Division at Panaji Goa;
13. Photocopy of Sanad bearing No. CNV/TIS/23/89 dated 05/04/1990 issued by the Office of the Deputy Collector & S.D.O. Panaji-Goa;
14. Photocopy of Order bearing No. PDA/T/8453/207/91 dated 30/12/91 issued by the Office of the Planning and Development

*Meethina K. Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

Authority along with the Photocopy of the approved Sub-Division Plan;

15. Original Deed of Sale dated 29/03/1993 registered in the Office of the Sub-Registrar of Ilhas at Panaji-Goa under Registration No. 1562/93, filed in Book No. I, Volume No. 265 dated 14/12/1993;
16. Original Deed of Rectification dated 03/06/2013 registered in the Office of Sub-Registrar of Ilhas at Panaji-Goa under Registration Number PNJ-BK1-01682-2013 Book-1 Document CD Number PNJD23 on 18/06/2013;
17. Photocopy of Form I & XIV of Survey No. 211/1 of Calapor Village dated 30/01/2023;
18. Photocopy of Specific Power of Attorney dated 19/06/2024 executed before Bhav Dhillon Honorary Consul, Consulate of India, Auckland, Northland, Waikato, New Zealand and adjudicated before the Additional Collector-I of North Goa District, Panaji, Goa on 18/07/2024;
19. Photocopy of General Power of Attorney of the Partners of Shree Maximo Buildcon executed before the Notary Ms. Ashvina U. Valadares under Reg. No.1327/2024 dated 02/07/2024;
20. Original Deed of Sale dated 06/08/2024 registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-2471-2024 Book 1 Document dated 20/08/2024;

*Meethina K. Vaigankar*



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

21. Photocopy of Specific Power of Attorney dated 28/08/2024 executed before the Notary Mrs. Rupa A. Dublay, under Reg. No.1346/24 on 28/08/2024;
22. Photocopy of Power of Attorney of the Partners of Shree Maximo Buildcon executed before the Notary Ms. Ashvina U. Valadares under Reg. No.1947/2024 on 03/09/2024;
23. Original Deed of Rectification dated 11/12/2024 registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-3745-2024 Book-1 Document dated 23/12/2024;
24. Original Specific Power of Attorney dated 04/11/2024, registered before Notary Advocate Ms. Ashvina U. Valadares, under Notary Register No. 2647/2024 dated 07/11/2024 of the Partners of Shree Maximo Buildcon;
25. Original Specific Power of Attorney dated 04/11/2024, registered before Advocate & Central Notary Mr. P. V. Raghava Reddy, having office at Hyderabad, and registered under Notary Register Sr. No. 917 on 04/11/2024 of the Partners of Surya Yagna Infra;
26. Original Letter dated 15/01/2025 issued under Ref. No.TIS/1725/49 (6)/CAL/TCP/2025/90 by the Office of Dy. Town Planner, Town & Country Planning Department, Panaji-Goa;
27. Original Deed of Sale dated 22/01/2025 duly registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

Registration Number PNJ-1-198-2025 Book 1 Document dated  
22/01/2025;

28. Photocopy of Certificate of establishment of Shree Maximo  
Buildcon;

29. Original Form I & XIV of Survey No. 211/1 of Calapor Village  
dated 26/03/2025;

30. Photocopy of Nil Encumbrance Certificate bearing No.  
NEC/4/2025/392 dated 03/03/2025 issued by the Office of the  
Sub-Registrar of Tiswadi, Panaji-Goa for the period of 30 years  
from 24/02/1995 to 24/02/2025.

**IV. DEVOLUTION OF TITLE:**

I have examined the abovementioned documents to form my  
Opinion on the Title of the Said Plot and it transpires as follows:

1. The Said Property "PALMAR CACARA" is described under the  
Description No. 20575 at folio 29 reverse of Book B- 55 new in the  
Land Registration Office of Ilhas and is inscribed under Inscription  
No.24252 at page 191V of Book G-37 in the said Office of the Land  
Registrar of Ilhas in favour of Madeva Upendra Sinai Talaulicar  
having purchased the same vide Deed of Sale and Discharge dated  
20/05/1959 drawn up at folio 41 reverse onwards of the Notarial  
Record Book No. 519 of the Notary of Ilhas-Goa Crisna Porob  
Tamba.

*Meethina K. Vaigankar*  


## MEETHINA K. VAIGANKAR

Advocate

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

2. The Said Property is enrolled in the Taluka Revenue Office of Tiswadi under Matriz No. 338 in the name of the said Madeva Upendra Sinai Talaulicar.
3. The Said Property bears Old Cadastral Survey No. 687 of Calapor Village and the Correspondence Certificate dated 28/01/2025 bearing No. 9(02)-316/DSLRL-2024/505 issued by Anisha A. Matondkar, Supdt. of Survey and Land Records, Panaji-Goa, reveals that the New Survey No. 211/1 (Part) of Village Calapor of Tiswadi Taluka corresponds to Old Cadastral Survey No. 687 (Part) of Village Calapor of Tiswadi Taluka.

The said Correspondence Certificate establishes 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.

4. A Letter dated 07/02/2025 issued by the Inspector of Survey & Land Record and Public Information Officer, Panaji-Goa, in response to an Application dated 30/01/2025 reveals that the Registo Do Agrimensor and Auto de Demarcacao of Old Survey No.687 of Village Calapur in Tiswadi Taluka are not available in its office records.

*Mk Vaigankar*



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

5. The Deed of Partition dated 12/02/1973 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji, Goa under No. 277 of Book 1 Volume 76 at pages 2 to 15 dated 30/05/1973 reveals that the Said Property was divided into three parts for each of the HUF's of (i)Vithal M. S. Malaulicar, (ii)Pramod M. S. Talaulicar and (iii)Pradeep M. S. Talaulicar, who were the members of original HUF of which the said Madeva Upendra Sinai Talaulicar was a Karta.
6. The names of the said Vithal M. S. Malaulicar, Pramod M. S. Talaulicar and Pradeep M. S. Talaulicar, holding 1/3 share each, were entered and are found recorded in the Occupant's Column of Form III/ Index of Lands and also in the Manuel Form I & XIV in respect of Survey No.211/1 of Village Calapor, Tiswadi Taluka.
7. Vide Agreement dated 15/12/1986 the HUF's of (i) Vithal M. S. Talaulicar, (ii) Pramod M. S. Talaulicar and (iii)Pradeep M. S. Talaulicar through their respective Kartas entered into an agreement with Alcon Real Estates Pvt. Ltd., entrusting to the said Alcon Real Estates Pvt. Ltd. the work of developing and arranging sale of developed sub-divided plots of the Said Property except for the part of the Said Property mentioned in the Schedule B of the said Agreement dated 15/12/1986.

*MkVaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

8. The said Vithal M. S. Talaulicar expired on 12/04/1988 leaving behind his wife and moiety holder Usha V. S. Talaulicar and as his legal heirs his children namely Vijesh V. S. Talaulicar and Vaishali V. S. Talaulicar, which has been confirmed in the Inventory Proceedings among the minors No. 60/88 filed in the Court of Civil Judge Senior Division at Panaji Goa.
9. The said Developer Alcon Real Estates Pvt. Ltd. developed the Said Property into developed plots (except the part of the Said Property admeasuring approximately 23,325 square meters, which part of the property consists of a part of the Survey No.209 admeasuring approximately 5,500 square meters, the entire Survey No.210 admeasuring 13,825 square meters and part of the Survey No.214 admeasuring 4,000 square meters) after obtaining the necessary Conversion Sanad under No. CNV/TIS/23/89 dated 05/04/1990 from the Office of the Deputy Collector & S. D. O. Panaji, Goa and Development Permission under Order No. PDA/T/8453/207/91 dated 30/12/91 from Planning and Development Authority, Panjim Goa and subsequently the Project of the said developed plots with infrastructure like roads etc., is named as "SAMUDRA DARSHAN".
10. The Deed of Sale dated 29/03/1993, duly registered in the Office of the Sub-Registrar of Ilhas at Panaji-Goa under Registration No. 1562/93, filed in Book No. I, Volume No. 265 dated 14/12/1993 reveals that the said Mrs. Usha Vithal Sinai Talaulicar widow of

*M. Vaigankar*



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

Vithal M. S. Talaulicar, Mr. Vijesh Vithal Sinai Talaulicar as a bachelor, Ms.Vaishali Vithal Sinai Talaulicar as a spinster, Dr.Pramod M. S. Talaulicar as Karta of his H.U.F. and Mr.Pradeep M. S. Talaulicar as Karta of his H.U.F., as the Vendors therein, (all represented therein through their lawful Attorney Mr.Pradeep M. S. Talaulicar) and the said Alcon Real Estates Pvt. Ltd. represented by its Director Shri. Nanda Sadassiva Naique Counto, as the Developer therein, sold, transferred and conveyed to Mr.Konda Mohan Rao alias Mohan Konda, the Said Plot viz Plot No. 57 admeasuring 907 square meters, which is a part of the Said Property known as "PALMAR CACARA", situated at Calapur Village (Santa Cruz).

11. The Deed of Rectification dated 03/06/2013 registered in the Office of the Sub-Registrar of Ilhas at Panaji-Goa under Registration Number PNJ-BK1-01682-2013 Book-1 Document CD Number PNJD23 on 18/06/2013 reveals that the said Deed of Sale dated 29/03/1993 was rectified by the parties therein to mention the correct survey number of the Said Plot namely Survey No. 211 Sub-Division No. 1 of Village Calapor.

12. Upon purchase of the Said Plot the said Mr.Konda Mohan Rao alias Mohan Konda effected mutation and got his name entered in the Occupant's column of the Form I & XIV of Survey No. 211/1 of Calapor Village with respect to the Said Plot.

*Mkvaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

13. Vide Deed of Sale dated 06/08/2024 duly registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-2471-2024 Book 1 Document dated 20/08/2024 the said Mr.Konda Mohan Rao alias Mohan Konda along with his wife Mrs.Konda Anuragini Mohan Rao sold, transferred and conveyed the Said Plot bearing Plot No. 57 admeasuring 907 square meters, which is a part of the Said Property known as "PALMAR CACARA", situated at Calapur Village (Santa Cruz), surveyed under Survey No.211/1 of Village Calapor to Shree Maximo Buildcon, a Partnership Firm constituted under Indian Partnership Act, having its Principal Place of Business at Shukhkarta Niwas 3, Plot No.32, Sy. No.77/1, Pilerne, Bardez, North Goa, 403521, represented therein by all its Partners Mr. Amarjeet, Mr. Rakesh Dham, Mr.Hardeep Singh, Mr.Meghal Bhabutmal Jain and Mr.Baltej Singh.

In the said Deed of Sale dated 06/08/2024 the Vendor No.2, the said Mrs.Konda Anuragini Mohan Rao, was represented therein by her lawful Attorney/ husband the said Mr.Konda Mohan Rao by virtue of a Specific Power of Attorney dated 19/06/2024 executed before Bhav Dhillon Honorary Consul, Consulate of India, Auckland, Northland, Waikato, New Zealand and adjudicated before the Additional Collector-I of North Goa District, Panaji, Goa on 18/07/2024.

*Meethina K. Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

The Partners of the Purchaser Shree Maximo Buildcon had given a Specific Power of Attorney to represent them in the said Deed of Sale dated 06/08/2024 to their Partner Mr.Baltej Singh vide General Power of Attorney executed before the Notary Ms. Ashvina U. Valadares under Reg. No.1327/2024 dated 02/07/2024.

14.The Deed of Rectification dated 11/12/2024 duly registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-3745-2024 Book-1 Document dated 23/12/2024 reveals that the said Deed of Sale dated 06/08/2024 was rectified by the parties mentioned therein in respect of several typographical errors.

In the said Deed of Rectification dated 11/12/2024 the Vendors Mr.Konda Mohan Rao alias Mohan Konda and Mrs.Konda Anuragini Mohan Rao were represented by their lawful Attorney Ms. Nutan Rajesh Shinde through a Specific Power of Attorney dated 28/08/2024 executed before the Notary Mrs. Rupa A. Dublay, under Reg. No.1346/24 on 28/08/2024.

Vide Power of Attorney executed before the Notary Ms.Ashvina U. Valadares under Reg. No.1947/2024 on 03/09/2024, the Partners of the Purchaser Shree Maximo Buildcon were represented in the said Deed of Rectification dated 11/12/2024 by their lawful Attorney Partner Mr.Baltej Singh.

*Mkvaigankar*



## MEETHINA K. VAIGANKAR

Advocate

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

15. Vide Letter dated 15/01/2025 issued under Ref. No.TIS/1725/49 (6)/CAL/TCP/2025/90, the Office of Dy. Town Planner, Town & Country Planning Department, Panaji-Goa, informed the said Shree Maximo Buildcon that the NOC u/s 49(6) of the Town & Country Planning Department is not required for registration of sale deed of the Said Plot, as the same is a part of finally approved sub-division layout.

16. Vide Deed of Sale dated 22/01/2025 duly registered in the Office of the Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-198-2025 Book 1 Document dated 22/01/2025, the said Shree Maximo Buildcon through all its Partners, as listed in the Certificate of Establishment of the said Firm, namely Mr.Amarjeet, Mr. Rakesh Dham, Mr.Hardeep Singh, Mr.Meghal Bhabutmal Jain and Mr.Baltej Singh sold, transferred and conveyed the Said Plot bearing Plot No. 57 admeasuring 907 square meters surveyed under Survey No.211/1 of Village Calapor, forming part of the Said Property known as "PALMAR CACARA", to Surya Yagna Infra, a Partnership Firm constituted under Indian Partnership Act, having its Principal Place of Business at H.No.1574/4, Flat No.06, Near Vagator HP Petrol Pump, Vagator, Bardez-Goa, 403509, represented therein by its all Partner namely Yagna Infra Private Limited, Mr.Rajesh Kumar Agarwal, Mr.Hriday Agarwal, Mr. Suraj Kanda, and Mr.Rajeev Khandelwal.

*MK Vaigankar*



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

In the said Deed of Sale dated 22/01/2025, the Partners of the Vendor Shree Maximo Buildcon were represented therein by their lawful Attorney Partner Mr. Baltej Singh by virtue of a Specific Power of Attorney dated 04/11/2024 registered before Notary Advocate Ms. Ashvina U. Valadares, under Notary Register No. 2647/2024 dated 07/11/2024.

The said Deed of Sale dated 22/01/2025 further reveals that the Partners of the Purchaser Surya Yagna Infra were represented therein by their lawful Attorney Partner Mr. Rajeev Khandelwal through a Specific Power of Attorney dated 04/11/2024 registered before Advocate & Central Notary Mr. P. V. Raghava Reddy, having office at Hyderabad, and registered under Notary Register Sr. No. 917 on 04/11/2024.

17. Pursuant to the Mutation entry bearing No. 43957, the name of the said Surya Yagna Infra is recorded in the Occupant's Column of the Form I & XIV with respect to the said Survey No. 211/1 of Village Calapor.

**V. ENCUMBRANCES:**

The Nil Encumbrance Certificate bearing No. NEC/4/2025/392 dated 03/03/2025 issued by the Office of the Sub-Registrar of Tiswadi, Panaji-Goa, for the period of 30 years from 24/02/1995 to 24/02/2025 establishes that as per the records of the said Office of

*Meethina K. Vaigankar*  


**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

the Sub-Registrar of Tiswadi, Panaji-Goa, there are no encumbrances or charges of any nature over the Said Plot. The said certificate is issued upon the search made by the said Authority in Book No. 1 and indexes relating thereto.

**VI. LEGAL OPINION:**

On the bases of the said documents mentioned in Serial No. III above and upon perusing the same I am of the opinion that:-

- a) Surya Yagna Infra, a Partnership Firm constituted under Indian Partnership Act, having its Principal Place of Business at H.No.1574/4, Flat No.06, Near Vagator HP Petrol Pump, Vagator, Bardez-Goa, 403509, is the lawful, absolute and exclusive owner in possession of the Said Plot viz Plot No.57 admeasuring 907 square meters surveyed under Survey No.211/1 of Village Calapor, the same being part of the Said Property known as "PALMAR CACARA", by virtue of Deed of Sale dated 22/01/2025 duly registered in the Office of Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-198-2025 Book 1 Document dated 22/01/2025 and its title to the Said Plot is absolutely clean, clear and marketable and free from encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b) The provisions of The Urban Land Ceiling Act are not applicable to the State of Goa.

*M. Vaigankar*



**MEETHINA K. VAIGANKAR**  
**Advocate**

2-A, 2nd Floor, Buildmore Business Park,  
Khorlim-Xim, Mapusa, Bardez, Goa- 403507

Mob: +919673420702

email:meethinavaigankar28@gmail.com

\*\*\*\*\*

- c) There are no mundkar/ tenant reflected in the survey records of the Said Plot.

**VII. GENERAL QUALIFICATIONS AND ASSUMPTIONS:**

1. This report on title is prepared solely on the basis of documents furnished to me more particularly the documents referred to above in Serial No. III.
2. 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 photocopies and the authenticity of the originals of such documents.
  - b) 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) All documents are within the capacity and powers of each party and have been validly authorized by each party.
  - d) There are no pending litigations in respect of the Said Plot.
  - e) The names of the persons spelt differently in different documents in respect of the Said Property/Said Plot are the same person.



Place:-Mapusa, Bardez-Goa.  
Date:- 26/03/2025

(Adv. Meethina K. Vaigankar)