



Dated 10/05/2024

TITLE REPORT

TO,
BIRD VALLEY REALTOR LLP,
Office at Survey No. 229/17, Sautawaddo,
Calangute Bardez Goa

Legal Scrutiny Report and Certificate of Title in respect of the property known as "TERRANO OITERAL SEM DENOMICAO" or "AFORAMENTO" Surveyed under Survey No. 61/1, 61-1 BC, 61-1 BD, 61-1 BF, 61-1 BE, 61-1 BA, 61-1BB, 61-1 AQ, 61/1-AP, 61-1AR, AND 61-1 AO of Village Dabolim, Mormugao Taluka, Goa. Purchased by the "BIRD VALLY REALTOR LLP" totally admeasuring an area of 54,430 square meters.

- i. I have pursued the photocopies of the following documents :
- a) Survey Records Form I and XIV bearing Survey No. 61 Sub Division 1, Survey No. 61 Sub Division 1- BC, Survey No. 61 Sub Division 1- BD, Survey No. 61 Sub Division 1- BF, Survey No. 61 Sub Division 1 BE, Survey No. 61 Sub Division 1 BA, Survey No 61 Sub Division 1- BB, Survey No. 61 Sub Division 1 AQ, Survey No. 61 Sub Division 1 AP, Survey No. 61 Sub Division 1 AR and Survey No.61 Sub Division - 1 AO of Village Dabolim, Mormugao -Goa.

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- b) Description Certificate (bearing Description No.37854)
- c) Manual Form I and XIV Survey No. 61 Sub Division 1, Survey No. 61 Sub Division 1- BC, Survey No. 61 Sub Division 1- BD, Survey No. 61 Sub Division 1- BF, Survey No. 61 Sub Division 1 BE, Survey No. 61 Sub Division 1 BA, Survey No 61 Sub Division 1- BB, Survey No. 61 Sub Division 1 AQ, Survey No. 61 Sub Division 1 AP, Survey No. 61 Sub Division 1 AR and Survey No.61 Sub Division -1 AO of Village Dabolim, Mormugao -Goa.
- d) Proceedings in File No. 4 of 1922 and final possession handed over to said Shri. Joaquim Gomes on 04.11.1932.
- e) Proceedings in File No. 3 of 1922 and final possession handed over to said Shri. Joaquim Gomes on 08.11.1932.
- f) Deed of Gift dated 06.11.1949 drawn at folio 31 overleaf onwards of the Book of Notes No. 740 before the Notary Ex Officio of Salcete Shri. Vishnu Sinai Priolkar.
- g) Copy of Regular Civil Suit No. 63/89 in the Court of the Civil Judge Senior Division at Vasco alongwith the Decree dated 18.02.1992 as per the consent terms.
- h) Order dated 07.12.1993 passed by Deputy Collector under Case No. LRC/PART/15/92.

- i) Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 769 at pages 119 to 146 Book I, Volume 250 dated 08.12.1998.
- j) Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 770 at pages 147 to 174 Book I, Volume 250 dated 08.12.1998.
- k) Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 771 at pages 175 to 203 Book I, Volume 250 dated 08.12.1998.
- l) Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 772 at pages 204 to 231 Book I, Volume 250 dated 08.12.1998.
- m) Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 773 at pages 232 to 268 Book I, Volume 250 dated 08.12.1998.
- n) Deed of Sale dated 01.06.1999 registered in the Office of the Sub Registrar of Mormugao under No. 369 at pages 210 to 237, Book I, Volume 265 dated 08.07.1999.

II. DESCRIPTION OF THE PROPERTY

SCHEDULE I

(Description of the Said Entire Property)

All that property known as "TERRANO OITERAL SEM DENOMICAO" or "AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete bearing survey no. 6111 of Dabolim Village, admeasuring an area of 118197 sq.mts. and same is bounded as under;

North: by the property bearing survey number 62 and 60/2 originally identified as Aforamento;

South: by the property surveyed under no. 171 and 172 of Sancoale Village,

East: by the property under survey no. 173 of Sancoale Village,

West: by the property under survey no. 171 of Sancoale Village,

SCHEDULE-II

(Description of the Said Plot L)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or "AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, described partially under No. 37854 in the Land Registration Office at Salcete and bearing a Plot 'L' surveyed under Survey No. 61/1 BC of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres and bounded as under;

North: By a Plot no. 61/1-BD

South : By a Plot no. 61/1-BB


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East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

SCHEDULE-III

(Description of the Said Plot K)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and bearing a Plot 'K' surveyed under Survey No. 61/1 BD of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres and bounded as under;

North: By a Plot no. 61/1-BE

South : By a Plot no. 61/1-BC

East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

SCHEDULE-IV

(Description of the Said Plot I)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM

DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and bearing a Plot 'I' surveyed under Survey No. 61/1 BF of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres and bounded as under;

North: By a Plot no. 61/1-BG

South : By a Plot no. 61/1-BE

East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

SCHEDULE-V

(Description of the Said Plot J)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and bearing a Plot 'J' surveyed under Survey No. 61/1 BE of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres and bounded as under;

North: By a Plot no. 61/1-BF

South : By a Plot no. 61/1-BD


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East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

SCHEDULE-VI

(Description of the Said Plot N)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and bearing a Plot 'N' surveyed under Survey No. 61/1 BA of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres and bounded as under;

North: By a Plot no. 61/1-BB


South : By a Plot no. 61/1-AZ, AY, AX, AW, AV, AU, AT, AS, AR, AQ, AP, AO, AN, AM, AL, AK, AJ, AI, AH, AG, AF;

East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

SCHEDULE-VII

(Description of the Said Plot M)


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North: By a Plot no. 61/1-BC

South : By a Plot no. 61/1-BA

East: by the property under survey no. 173 of Sancoale Village;

West: by the property under survey no' 171 of Sancoale Village.

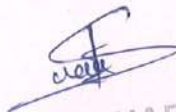
SCHEDULE-VIII

(Description of the Said Plot)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and surveyed under Survey No. 61/1 AQ of Dabolim Village admeasuring an area of 1085:00 (One Thousand Eighty Five) square metres and bounded as under;

North: By a Plot no. 1-BA;

South : By Road;


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East: by the Plot No. 1- AO,

West: by the Plot No. 1-AQ,

SCHEDULE-IX

(Description of the Said Plot)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and surveyed under Survey No. 61/1 AP of Dabolim Village admeasuring an area of 1085:00 (One Thousand Eighty Five) square metres and bounded as under;

North: By a Plot no. 1-BA;

South : By Road;

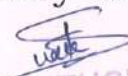
East: by the Plot No. 1- AO,

West: by the Plot No. 1-AQ,

SCHEDULE-X

(Description of the Said Plot)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in


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the Land Registration Office at Salcete and surveyed under Survey No. 61/1 AR of Dabolim Village admeasuring an area of 775:00 (One Seven Hundred Seventy Five) square metres and bounded as under;

North: By a Plot no. 1-BA;

South : By Road;

East: by the Plot No. 1- AQ,

West: by the Plot No. 1-AS,

SCHEDULE-XI

(Description of the Said Plot)

All that independent part and parcel of the above said entire property known as "TERRANO OITERAL SEM DENOMICAO" or 'AFORAMENTO" situated at Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described partially under No. 37854 in the Land Registration Office at Salcete and surveyed under Survey No. 61/1 AO of Dabolim Village admeasuring an area of 1085:00 (One Thousand Eighty Five) square metres and bounded as under;

North: By a Plot no. 1-BA;

South : By Road;

East: by the Plot No. 1- AN,

West: by the Plot No. 1-AP,

III. TRACING OF PARTIES TITLE:

1. The SAID PROPERTY is described in the Land Registration Office under No. 37854, in the office of


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Land Registration of Salcete bearing survey no. 61/1 of Dabolim Village, admeasuring an area of 118197 sq.mts. and bounded as under; and the said property is bounded as under:


North: by the property bearing survey number 62 and 6012 originally identified as Aforamento;

South: by the property surveyed under no. 171 and I72 of Sancoale Village,

East: by the property under survey no. 173 of Sancoale Village,

West: by the property under survey no. 1 71 of Sancoale Village.

2. This property shall Hereinafter refer to as the "Said Entire Property" and is more particularly described in Schedule-I written below.
3. AND WHEREAS the Devender Singh is the absolute and exclusive owner in possession of a total land area admeasuring 1,09,797:00 (One Lakh Nine Thousand Seven Hundred Ninety Seven) square meters and distinctly surveyed under new Survey Numbers as stated hereunder;
 - a. Plot 'N' surveyed under Survey No. 61118.4 of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres.
 - b. Plot 'M' surveyed under Survey No. 61/188 of Dabolim Village admeasuring on area of 8400:00 (Eight Thousand Four Hundred) square metres.
 - c. Plot "L" surveyed under Survey No. 61/1 BC of Dabolim Village admeasuring an area of 8400.00 (Eight Thousand Four Hundred) square metres.


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- d. Plot 'K' surveyed under Survey No. 61/1 BD of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres.
- e. Plot "J" surveyed under Survey No. 61/1 BE of Dabolim Village admeasuring an area of 8400.00 (Eight Thousand Four Hundred) square metres.
- f. Plot 'I' surveyed under Survey No. 61/1 BF of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred square metres.
- g. Plot nos. '0-1' to '0-50 surveyed under No. 6/1-A, to 1-Z and 61/1AA to 1AZ admeasuring totally an area of 59,397:00 (Fifty Nine Thousand Three Hundred Ninety Seven) square metres. of Dabolim Village.
4. All the aforesaid plots of the above said entire property admeasuring 1,09,797:00 shall be hereinafter referred to as the "SAID LARGER PROPERTY".
5. The SAID ENTIRE PROPERTY earlier consisted of three parcels of land namely two Aforamento, first admeasuring an area of 27,337:00 (twenty Seven Thousand Three Hundred Thirty Seven) square metres, second admeasuring an area of 30,000.00 (Thirty Thousand) square metres and one encroachment (usurpacao) admeasuring an area of 60854:00 (sixty Thousand Eight Hundred Fifty Six) square metres all in the name of one Shri Joaquim Etuterto Gemes married to Smt. Anna Francisca Fonseca.
6. The First property "Motatnento" admeasuring an area of 27,337:00 square metres was granted on Emphyeusis (aforamento) unto the said Shir Juan Cluterio Gomes by its original owner Comunidade

of Sancoate as defined in the proceedings in file No. 4 of 1922 whereto the definitive or final possession was handed over to the said Shri Joaquim Gomes on 04.11.1932 which is in conformity with the Certificate issued by Escrivao of Comunidade and confirmed by then Governor General on 17.02.1925.

7. The Second Aforamento admeasuring an area of 30,000'00 square metres was granted on Emphyteusis (aforamento) unto the said Shri Joaquim Eluterio Gomes by its original owner Comunidade of Sancoale as can be seen from the proceedings in file No. 3 of 1922 wherein the definitive or final possession was handed over to the said Shri Joaquim Gomes on 08.11.1932 which is in conformity with the Certificate issued by Escrivao of Comunidade and confirmed by then Governor General on 12.06.1923.
8. The Third parcel being the encroachment (usurpacao) admeasuring an area of 60856 (Sixty Thousand Eight Hundred Fifty Six) square meters was regularised and legalised having paid the value of the encroachment as can be seen from the certificate being the copy of the Registration of Encroachment under No. 105 in the name of said Shri. Joaquim Eluterio Gomes which originally belonged to Comunidade of Sancoale.
9. Vide Deed of Gift dated 06.11.1949 drawn at folio 31 overleaf onwards of the Book of Notes No. 740 before the then Notary of Ex Officio of Salcete Shri Vishnu Sinai Priolkar whereby the aforesaid owner Shri Joaquim Eluterio Gomes alongwith his wife Smt. Ana Francisca Fonseca gifted the SAID ENTIRE PROPERTY alongwith other properties unto their children namely Smt. Rosa Clara Gomes, Smt. Ana Maria Esmenia Gomes, Smt. Basilia Gomes, Smt. Ida Conceicao Gomes, Shri Paul Santan


Gomes, Miss Barbara Gomes, Smt. Ines Piedade Gomes and Smt. Joana Andrade Gomes.

10. Subsequently upon the death of the earlier owners one of the legal heir being Smt. Ana Maria Esmenia Gomes filed a suit under Regular Civil Suit No. 63/89 in the Court of Civil Judge Senior Division at Vasco against all the remaining heirs alongwith their respective spouses and their successors wherein the Decree was passed on 18.02.1992 as per the Consent Terms where different parcels of the SAID ENTIRE PROPERTY was allotted to different co-owners.

11. That relying upon the said order/ Decree dated 18.02.1992 all the co-owners as per the parties in the above suit moved an application before the Deputy Collector under Case No. LRC/PART/15192 and as per the Order dated 07.12.1993 inter alia different parcels of the SAID ENTIRE PROPERTY was allotted a separate survey number whereby the aforementioned SAID ENTIRE PROPERTY earlier surveyed under Survey No. 61/1 of Dabolim Village was allotted separate survey numbers to the different parcels whereby different parcels was allotted to different co-owners.

12. Whereas the different co-owners-vide Six (6) different sale deeds sold their respective parcels to the Vendor herein Shri. Davinder Singh, in the manner explained herein below:

- i. By a Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No 769 at pages 119 to 146 Book I Volume 250 dated 08.12.1998 parcel of the SAID ENTIRE PROPERTY identified under Plot-J surveyed under Survey No' 61/1B E admeasuring an area of 8400:00 (Eight Thousand Four Hundred)


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square metres of Village Dabolim was sold and conveyed by its owners Mrs. Ida Gomes alias Idiana Gomes and her son Mr. David Santana D'Sa unto and in favour of Shri. Davinder Singh.

- ii. By a Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 770 at pages 147 to 174 Book 1 Volume 250 dated 08.12.1998 parcel of the SAID ENTIRE PROPERTY identified under Plot: "K surveyed under Survey No. 61/1 BD admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres of Village Dabolim was sold and conveyed by its owners Mr. Paulo Santana Gomes and his wife Mrs. Natalia Correia Gomes unto and in favour of Shri. Davinder Singh.
- iii. By a Deed of Sale dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 771 at pages 175 to 203 Book I Volume 250 dated 08.12.1998 parcel of the SAID ENTIRE PROPERTY identified under Plot 'L' surveyed under Survey No. 61/1 BC admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres of Village Dabolim was sold and conveyed by its owners, namely Mrs. Joana Andreza Gomes and others unto and in favour of Shri. Davinder Singh.
- iv. By a Deed of Sale dated 23.09.1998 registered in the Office of Sub Registrar of Mormugao under No. 772 at pages 204 to 231 Book I Volume 250 dated 08.12.1998 parcel of the SAID ENTIRE PROPERTY identified under plot no. M surveyed under surveyed 61/1-BB admeasuring an area of


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8400:00 (Eight Thousand Four Hundred square metres) of Village Dabolim was sold and conveyed by its owners namely Mrs. Hacia Piedade Gomes and her husband Mr. Camilo Santana Femandes unto and in favour of Shri. Davinder Singh.


v. By a Deed of Sate dated 23.09.1998 registered in the Office of the Sub Registrar of Mormugao under No. 773 at pages 232 to 268 Book Volume 250 dated 08.12.1998 parcel of the SAID ENTIRE PROPERTY admeasuring total area of 67797 sq. mts. consisting of one plot identified under Plot no. N, surveyed under Survey No. 61/ 1BA admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres of Village Dabolim and Plot nos. "0.1" to "0-50 surveyed under No' 61/1-A to 1-Z and 1 AA to 1 AZ admeasuring an area of 59,397.00 Fifty Nine Thousand Three Hundred Ninety Seven) square metres of Village Dabolim, were sold and conveyed by its owner namely Miss Barbara Gomes unto and in favour of Shri Davinder Singh”

vi. By a Deed of Sale dated 01.06.1999 registered in the Office of the Sub Registrar of Mormugao under No. 369 at pages 210 to 237 of Book 1, Volume 265 dated 08.07.1999 parcel of the SAID ENTIRE PROPERTY identified under Plot "1" surveyed Under Survey No. 61/1BF admeasuring an area of 8400.00 (Eight Thousand Four Hundred) square metres of Village Dabolim was sold and conveyed by its owners Mr. Octaviano Teogono Alcacoas, Mrs. Rosa Milagrina Antonieta Esmiana Moraes and Mrs. Basilia Games unto and in favour of Shri. Davinder Singh.


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13. Therefore the aforesaid Shri. Davinder Singh purchased the SAID LARGER PROPERTY totally admeasuring a total area of 1,09,797.00 square metres and thus the owner/vendor of the above mentioned parcels of the SAID LARGER PROPERTY as stated hereinabove.

14. Vide Deed of Sale dated 27/02/2023 duly registered before the Sub Registered of Sub Registrar of Mormugao South Goa the said Davinder Singh and his wife Jyotsna Singh have sold the said properties sub divided part of the entire property bearing a Plot 'L' surveyed under Survey No. 61/ 1 BC of Dabolim Village admeasuring on area of 8400:00 (Eight Thousand Four Hundred) square metres, which is now described in Schedule-II written below, a Plot 'K' surveyed under Survey No. 61/1 BD of Dabolim Village admeasuring on area of 8400:00 (Eight Thousand Four Hundred) square metres, which is now described in Schedule-III written below, a Plot 'I' surveyed under Survey No. 61/1 BF of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres., which is now described in Schedule-IV written below, a Plot 'J' surveyed under Survey No. 61/1 BE of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres., which is now described in Schedule-V written below, a Plot 'N' surveyed under Survey No. 61/1 BA of Dabolim Village admeasuring an area of 8400:00 (Eight Thousand Four Hundred) square metres, which is now described in Schedule-VI written below, a Plot 'M' surveyed under Survey No. 61/1 BB of Dabolim Village admeasuring on area of 8400:00 (Eight Thousand Four Hundred) square metres, which is now described in Schedule-VII written below, a Plot bearing survey no, 61/1-AQ admeasuring 1085 square metres of Dabolim Village and it is more particularly described in Schedule-


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VIII written below, a Plot bearing survey no. 61/1-AP admeasuring 1085 square metres of Dabolim Village and it is more particularly described in Schedule-IX written below, a Plot bearing survey no. 61/1-AR admeasuring 775 square metres of Dabolim Village and it is more particularly described in Schedule X written below and a Plot bearing survey no. 61/1 AO, admeasuring 1085 square metres of Dabolim Village and it is more particularly described in Schedule-XI duly registered under registration No. MOR-1-430-2023 in Book 1 Document dated 02/03/2023.

15. AND WHEREAS in this manner the said BIRD VALLEY REALTOR LLP have become the sole and exclusive owners in possession of the Said Entire Property.
16. AND WHEREAS based on the above mentioned documents the BIRD VALLEY REALTOR LLP have carried out mutation in the survey record of the said entire property in his name.
17. Inscription and Description certificate are records maintained during the Portuguese regime wherein the records of title was maintained. Portuguese Regime in Goa continued up to 1961 and post 1961, the land Registration records are not updated. However the said records are still recognised 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 documents is referred to as Description and Inscription Certificate. In terms of the Portuguese law which is still applicable in Goa and in terms of

the principles of laws laid down by the Courts in Goa, the Inscription and description certificate (Land Registration Certificate) is a title Document for all legal and practical purposes and therefore the same is a vital documents for assessment of the Title to the property.

18. Manual Form I and XIV are Revenue Records prepared under the Law applicable under Goa Land Revenue Code.

Manual Form I and XIV, Form III:

19. In the light of above, considering the facts that the Inscription and description records, Certificate, Deed of Sale and Conveyance And the Survey records in respect of the SAID PROPERTY, have remained unchallenged and the Survey records in respect corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that BIRD VALLY REALTOR LLP Has clear and marketable titles in respect of the SAID PROPERTY subject to the following documents:

- i. Publication of Public Notice inviting objection from the general Public, if any
- ii. Production of updated Nil Encumbrance Certificate.

IV. In addition to above, I have to make the following observation:


ADV. TUSHAR S. NAIK
LLB(HONS)
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Neelkamal Arcade, Near CCP, Panaji.
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Email: naiktushar7041@gmail.com

1. No tenants / Mundkar are reflected in the survey records of the said property.
2. The Urban ceiling Act is not applicable to the State of Goa.
3. No NOC is furnished from the Forest Department to establish that the SAID PROPERTY is not identified as a Forest.

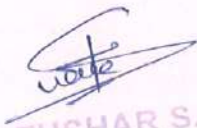
V. EVIDENCE OF POSSESSION:

The SAID PROPERTY surveyed under No. 61 Sub Division 1, Survey No. 61 Sub Division 1- BC, Survey No. 61 Sub Division 1- BD, Survey No. 61 Sub Division 1- BF, Survey No. 61 Sub Division 1 BE, Survey No. 61 Sub Division 1 BA, Survey No 61 Sub Division 1- BB, Survey No. 61 Sub Division 1 AQ, Survey No. 61 Sub Division 1 AP, Survey No. 61 Sub Division 1 AR and Survey No.61 Sub Division -1 AO of Village Dabolim, Mormugao Goa reflects the name BIRD VALLEY REALTOR LLP in Form I and 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 Mormugao, Mormugao Goa and have not found any registered Mortgages in respect of the said property. However updated Nil Encumbrances Certificate in respect of the SAID PROPERTY need to be furnished.

CERTIFICATE


ADV. TUSHAR S. NAIK
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From the documents produced from my security, I hereby certify that BIRD VALLEY REALTOR LLP, has clear and marketable title in respect of the SAID PROPERTY subject to the following:

- i. Publication of the Public Notice inviting objection from the general public, if any
- ii. Production of updated Nil Encumbrances 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 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. (ii) against the larger property;
- (b) I have not inspected the originals Inscription and Description of the title documents produced for scrutiny referred to above; and

For the purpose of issuing this report on title, I assumed:

- (a) The legal capacity of all natural persons, the genuineness of all signatures, the conformity to the original documents of all documents of title submitted to me, as set out 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 such party and have been validly authorized by each party;
- (e) That there are no pending litigation
- (f) That name of persons spelt differently in differently documents in respect of the said property are the same persons;

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 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 Mormugao, Mormugao - Goa is subject to non-availability of certain records and certain land registration records being torn at the Concern Sub Registrar Office.

The availability / existence of the access to the SAID PROPERTY is not within the scope of this report.


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A certificate determination, notification, opinion or like will not be binding on an Indian Court or any arbitration 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

Date: 10/05/2024


Adv Tushar S. Naik

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