

TITLE REPORT

To,
VIANAAR HOMES PRIVATE LIMITED,
Having Office at 325, Kholpa Waddo,
Canca, Parra, North Goa,
Goa – 403510.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 11 Sub-Division No. 13 of Village Parra, Bardez – Goa.
- b) Inscription Description Certificate
- c) Auto de Damarcação (Record of Demarcation)
- d) Form III
- e) Manual Form I & XIV
- f) Form IX
- g) Deed of Qualification dated 7th October 1959
- h) Deed of Sale dated 22/11/1965



- i) Inventory Proceeding bearing No. 360/2019/B
filed before the Civil Judge Senior Division at
Mapusa - Goa;
- j) Judgement and Decree dated 14/10/2019
passed in Inventory Proceeding bearing No.
360/2019/B by the Senior Civil Judge 'B' Court
at Mapusa - Goa.
- k) Certificate dated 24/10/2019 issued by Mapusa
Police Station, Mapusa - Goa
- l) Death Certificate dated 08/05/2020 of Vasanti
Shridhar Haldonkar
- m) Cadastral Survey Plan
- n) Survey Plan

PERMISSIONS :

- o) Land Use Zoning Certificate dated 04/11/2019
bearing No. NGPDA/Tech.Gen/Parra/1032/19
issued by North Goa Planning and Development
Authority, Panaji - Goa



p) Nil Encumbrance Certificate dated 07/05/2020
bearing No. 810/2020

q) Correspondence Certificate dated 22/05/2020
issued by S. A. Dhuri, Architect & Govt.
Approved Valuer, Mapusa – Goa

r) Certificate dated 12/06/2020 issued by Adv.
Ralph Mascarenhas, Calangute, Bardez – Goa

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE-I

ALL that landed property known as “**NAMAS MAHAR WADO**” also known as “**MARANCHEM BATA**”, situated at Village **Parra**, within the limits of Village Panchayat of Parra, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Land Registration Office under No. 2069 of Book 14 Old and is enrolled in the Taluka Revenue Office under Matriz Predial No. 2125 of 1st division and the same is



surveyed under Survey No. **11/13** of Village **Parra**,
admeasuring an area **1625 sq. mts.**, and bounded as
under :-

Towards the North :- By the property surveyed under
Survey Nos. 11/11, 11/12 and
11/8 of Village Parra;

Towards the South :- By the property surveyed under
Survey No. 11/20 of Village
Parra;

Towards the East :- By the property surveyed under
Survey No. 11/9 of Village
Parra;

Towards the West :- By the property surveyed under
Survey Nos. 11/12, 11/17 and
11/19 of Village Parra;

This property shall hereinafter be referred to as the
SAID PROPERTY.



TRACING OF PARTIES TITLE:

1. The **said Property** is described under No. 2069 of Book 14 Old and inscribed on **7th December 1965** under No. 42.501 in favour of Matildes Benjamina de Souza Quiteria e Lobo alias Matildes Bnejamina Quiterio de Souza widow of Nicolau Salvador Jose Piedade Lobo. The said Inscription Certificate reveals that the **SAID PROPERTY** was acquired by the said Matildes Benjamina de Souza Quiteria e Lobo alias Matildes Bnejamina Quiterio de Souza vide Deed of Qualification dated 7th October 1959 wherein she was declared as sole and universal heiress testamentary duly qualified of her deceased husband, the said Nicolau Salvador Jose da Piedade Lobo and vide WILL dated 12/10/1953. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.



2. Auto de Damarcação (Record of Demarcation) reveals that the **said Property** bearing old Cadastral Survey No. **752** originally belonged to Nicolau Salvador Jose da Piedade Lobo.
3. Correspondence Certificate dated 22/05/2020 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. 752 corresponds to survey No. 11/13 of Village Parra, Bardez – Goa.
4. **Registo Do Agrimensor** and Cadastral Survey Records are land records which were promulgated during the Portuguese Regime under theCodigo De Registo Rules. Under the said Rules, the said Registo Do Agrimensor and Cadastral Survey Records were prepared on the basis of Ownership of the property and not just on the basis of possession. Although the said Registo is not a document of title, the same is indicative of the

ownership status at the time of the survey and in the absence of Description and Inscription Certificate can be considered for the purpose of devolution of ownership.

5. The said Cadastral Survey No. 752 read with the Registo Do Agrimensor along with Correspondence Certificate establishes that the **SAID PROPERTY** originally belonged to Nicolau Salvador Jose da Piedade Lobo and the Description Certificate bearing No. 2069 and Inscription Certificate bearing No. 42.501 establishes that the **SAID PROPERTY** than acquired by Matildes Benjamina de Souza Quiteria e Lobo alias Matildes Bnejamina Quiterio de Souza widow of Nicolau Salvador Jose Piedade Lobo vide Deed of Qualification dated 7th October 1959.
6. Deed of Succession (habilitação) dated 07/10/1959 recorded in folio 82 of Book No. 587 of the Notary Substitute of Comarca of Bardez, Pinto de Menezes reveals that the said Nicolau Salvador Jose da



Piedade Lobo passed away on 05/03/1958 leaving behind his widow and moiety holder, Matildes Benjamina Quiterio De Souza e Lobo as his sole legal heir and without any ascendants and descendants but leaving behind a WILL dated 12/10/1953 bequeathing his estate in favour of his widow, Matildes Benjamina Quiterio De Souza e Lobo.

7. Vide Deed of Sale dated 22/11/1965, the said Matildes Benjamina Quiterio De Souza e Lobo, widow of the said Nicolau Salvador Jose Piedade Lobo sold the **said Property** in favour of Sridora Crisnanata Aldoncar.
8. Inventory Proceeding bearing No. 360/2019/B filed before the Civil Judge Senior Division at Mapusa - Goa reveals THAT the said Sridora Crisnanata Aldoncar alias Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar was married to Smt. Vasanti Shridhar Haldankar under the Regime

of Communion of Assets and the said Sridora Crisnanata Aldoncar alias Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar passed away on 23/05/2014 leaving behind his widow and moiety holder, the said Smt. Vasanti Shridhar Haldankar and the following sole and universal legal heirs:

- a. Mrs. Chaya Datta Madkaiker married to Mr. Datta Chandrakant Madkaiker
- b. Mrs. Vandana Govind Raikar married to Mr. Govinda Suriacanta Raikar.
- c. Mrs. Trupti Prakash Raikar married to Mr. Prakash Mahadeo Raikar
- d. Mrs. Suchita Rajesh Bandodkar married to Mr. Rajesh Narendra Bandodkar
- e. Mrs. Hemavati Viresh Nagvekar married to Mr. Viresh Ramakant Nagvekar
- f. Mrs. Janhavi Jayesh Redkar married to Mr. Jayesh Avinash Redkar
- g. Mrs. Punam Viraj Parab married to Mr. Viraj Satyawar Parab

9. Inventory Proceeding bearing No. 360/2019/B filed before the Civil Judge Senior Division at Mapusa - Goa FURTHER reveals THAT the said Mrs. Vandana Govind Raikar passed away on 27/09/2014 leaving behind her widower and half sharer, the said Mr. Govinda Suriacanta Raikar and only son, Mr. Sankaith Govind Raikar as her sole and universal legal heirs.
10. Upon the death of the said Sridora Crisnanata Aldoncar alias Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar, an Inventory Proceeding bearing No. 360/2019/B was instituted in the Court of the Civil Judge Senior Division at Mapusa - Goa, by the said Smt. Vasanti Shridhar Haldankar and the **SAID PROPERTY** was listed at **Item No. 2** in the FINAL LIST OF ASSETS dated 09/09/2019.



11. Vide Final Chart of Partition and Allotment dated 04/10/2019 filed in Inventory Proceeding bearing No. 360/2019/B before the Civil Judge Senior Division at Mapusa – Goa, the **SAID PROPERTY** was allotted in the following manner ;

Smt. Vasanti Shridhar Haldankar	½ Share
Mrs. Chaya Datta Madkaiker married to Mr. Datta Chandrakant Madkaiker	1/14 th Share
Mr. Govinda Suriacanta Raikar	1/28 th Share
Mr. Sankaith Govind Raikar	1/28 th Share
Mrs. Trupti Prakash Raikar married to Mr. Prakash Mahadeo Raikar	1/14 th Share
Mrs. Suchita Rajesh Bandodkar married to Mr. Rajesh Narendra Bandodkar	1/14 th Share
Mrs. Hemavati Viresh Nagvekar married to Mr. Viresh Ramakant Nagvekar	1/14 th Share
Mrs. Janhavi Jayesh Redkar	1/14 th Share

married to Mr. Jayesh Avinash Redkar	
Mrs. Punam Viraj Parab married to Mr. Viraj Satyawar Parab	1/14 th Share

12. Vide Judgement and Decree dated 14/10/2019 passed in Inventory Proceeding bearing No. 360/2019/B by the Senior Civil Judge 'B' Court at Mapusa – Goa, the Final Chart of Partition and Allotment dated 04/10/2019 was confirmed and made absolute and the **SAID PROPERTY** came to be allotted exclusively to the said Smt. Vasanti Shridhar Haldankar; Mrs. Chaya Datta Madkaiker and her husband, Mr. Datta Chandrakant Madkaiker; Mr. Govinda Suriacanta Raikar and his son, Mr. Sankaith Govind Raikar; Mrs. Trupti Prakash Raikar and her husband, Mr. Prakash Mahadeo Raikar; Mrs. Suchita Rajesh Bandodkar and her husband, Mr. Rajesh Narendra Bandodkar; Mrs. Hemavati Viresh Nagvekar and her husband, Mr. Viresh Ramakant Nagvekar; Mrs. Janhavi

Jayesh Redkar and her husband, Mr. Jayesh Avinash Redkar and Mrs. Punam Viraj Parab and her husband, Mr. Viraj Satyawar Parab in their respective share.

13. Certificate dated 24/10/2019 issued by Mapusa Police Station, Mapusa – Goa reveals that Hemavati Nagvenkar filed complaint before Mapusa Police Station stating that original Deed of Sale dated 22/11/1965 in respect of the said Property bearing No. 2069 has been misplaced/lost. The Police Inspector of the said Mapusa Police Station issued Certificate dated 24/10/2019 in respect of misplace of the said Deed of Sale dated 22/11/1965 and in this regard Mapusa Police Station has registered Missing Article Report bearing No. 2961/2019.

14. Death Certificate dated 08/05/2020 reveals that the said Vasanti Shridhar Haldonkar is passed away on 21/03/2020



15. **Manual Form I & XIV, Form IX AND Form III** are
Revenue Records prepared under the applicable Goa
Land Revenue Code

Manual Form I & XIV, Form IX and Form III :

in respect of the **SAID PROPERTY** bearing Survey
No. **11/13** of Village **Parra**, Bardez – Goa clearly
shows the name of Shridhar Krishnanath Haldankar
as Occupant in Occupants Column. The said
Manual Form I & XIV is consistent with the
devolution of ownership.

16. Certificate dated 12/06/2020 issued by Adv. Ralph
Mascarenhas, Calangute, Bardez – Goa reveals that
Public Notice dated 13/02/2020 was published in
daily newspaper on 14/02/2020 in respect of the
SAID PROPERTY bearing Survey No. **11/13** of
Village **Parra**, Bardez – Goa and no objections were
received in pursuance to the said Public Notice. In
this respect, conclusion is based on the Certificate
dated 12/06/2020 issued by Adv. Ralph
Mascarenhas, Calangute, Bardez – Goa.



17. In light of above, considering the fact that the Inscription Description Certificate, Auto de Damarcação (Record of Demarcation), Correspondence Certificate dated 22/05/2020 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa - Goa, Deed of Qualification dated 7th October 1959, Deed of Sale dated 22/11/1965 and Judgement and Decree dated 14/10/2019 passed in Inventory Proceeding bearing No. 360/2019/B by the Senior Civil Judge 'B' Court at Mapusa - Goa and the Survey Records in respect of the **said PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that **MRS. CHAYA DATTA MADKAIKER and her husband, MR. DATTA CHANDRAKANT MADKAIKER; MR. GOVINDA SURIACANTA RAIKAR and his son, MR. SANKAITH GOVIND RAIKAR; MRS. TRUPTI PRAKASH RAIKAR and her husband,**



**MR. PRAKASH MAHADEO RAIKAR; MRS. SUCHITA
RAJESH BANDODKAR and her husband, MR.
RAJESH NARENDRA BANDODKAR; MRS.
HEMAVATI VIRESH NAGVEKAR and her husband,
MR. VIRESH RAMAKANT NAGVEKAR; MRS.
JANHAVI JAYESH REDKAR and her husband, MR.
JAYESH AVINASH REDKAR and MRS. PUNAM
VIRAJ PARAB and her husband, MR. VIRAJ
SATYAWAN PARAB** have clear and marketable title
in respect of **the SAID PROPERTY.**

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 PROPERTY.
2. The Urban Ceiling Act is not applicable to the
State of Goa.



3. **No** Conversion Sanad in respect of the **SAID PROPERTY** is furnished to establish that the said property is converted from agricultural to non-agricultural purposes.
4. Land Use Zoning Certificate dated 04/11/2019 bearing No. NGPDA/Tech.Gen/Parra/1032/19 issued by North Goa Planning and Development Authority, Panaji - Goa has been furnished which reveals that the **said Property** is earmarked as "Settlement Zone" as per Regional Plan for Goa 2021.
5. No NOC is furnished from the Forest Department to establish that the **SAID PROPERTY** is not identified as a Forest Land.

V. **EVIDENCE OF POSSESSION:-**

The SAID PROPERTY bearing Survey No. 11/13 of Village Parra, Bardez - Goa reflects the names of



Vasanti Shridhar Haldankar, Chaya Datta Madkaiker, Datta Chandrakant Madkaiker, Govinda Suriacanta Raikar, Sankaith Govind Raikar, Trupti Prakash Raikar, Prakash Mahadeo Raikar, Suchita Rajesh Bandodkar, Rajesh Narendra Bandodkar, Hemavati Viresh Nagvekar, Viresh Ramakant Nagvekar, Janhavi Jayesh Redkar, Mr. Jayesh Avinash Redkar, Punam Viraj Parab and Viraj Satyawar Parab in Form I & XIV issued by the Department of Survey, Government of Goa, which establishes the possession of the present owners.

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 dated 07/05/2020 bearing No. 810/2020 in respect of the said property is furnished to establish that there is no encumbrance.



CERTIFICATE

From the documents produced from my scrutiny,
I hereby certify that **MRS. CHAYA DATTA MADKAIKER**
and her husband, **MR. DATTA CHANDRAKANT**
MADKAIKER; MR. GOVINDA SURIACANTA RAIKAR
and his son, **MR. SANKAITH GOVIND RAIKAR; MRS.**
TRUPTI PRAKASH RAIKAR and her husband, **MR.**
PRAKASH MAHADEO RAIKAR; MRS. SUCHITA
RAJESH BANDODKAR and her husband, **MR. RAJESH**
NARENDRA BANDODKAR; MRS. HEMAVATI VIRESH
NAGVEKAR and her husband, **MR. VIRESH**
RAMAKANT NAGVEKAR; MRS. JANHAVI JAYESH
REDKAR and her husband, **MR. JAYESH AVINASH**
REDKAR and **MRS. PUNAM VIRAJ PARAB** and her
husband, **MR. VIRAJ SATYAWAN PARAB** have clear
and marketable title in respect of the SAID PROPERTY.



➤ **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 property and/or (ii) against the larger property;
 - (b) I have not issued a public notice in respect of the said property;
 - (c) I have not inspected the originals of the title documents produced for scrutiny referred to above; and
 - (d) I have taken the title documents under which Matildes Benjamina de Souza Quiteria e Lobo alias Matildes Bnejamina Quiterio de Souza widow of Nicolau Salvador Jose da Piedade Lobo 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 'I' 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 each party and have been validly authorized by each party;
 - (e) that there are no pending litigations in respect of the said property; and



- (f) that names of persons spelt differently in different documents in respect of the said property are the same person;
- 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 property only.
 - The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned



Sub-Registrar's Office.

- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or 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:- 19/06/2020



A handwritten signature in blue ink, consisting of a stylized 'S' followed by a diagonal line.

(Adv. Shivan S. Desai)