

**ADV. RALPH MASCARENHAS**

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**Date: 9/05/22**

**TITLE REPORT**

**To**

RYAGO HOTELS PVT. LTD,  
having their Registration office at  
61 Viraj Silverene CHS Ltd,  
321, Hill Road Opp Mehboob Studio,  
Bandra (W) Mumbai City MH 400050 IN

**I. PERUSAL OF ORIGINAL/CERTIFIED COPIES OF THE DOCUMENTS**

- 1) Deed of Gift dated 6/3/1973 duly executed before the Sub-Registrar of Ilhas under serial no 158/73 on 12/3/1973
- 2) Inventory Proceedings bearing no 136/2008/C
- 3) Form I and XIV
- 4) Survey Plan
- 5) Certificate dated 24/9/2021 issued by Adv. Savio Monteiro
- 6) Deed of Sale dated 14/9/2021 duly executed before the Sub Registrar of Bardez under registration no BRZ-1-3168-2021, Book No 1 dated 14/9/2021

**II. PERMISSION**

- 1) Construction License dated 29/4/2022 under Ref no: Fconst/10/2022-23/143 from the Village Panchayat of Reis Magos



- 2) NEC dated 30/09/2021 bearing no 2151/2021
- 3) NEC dated 01/09/2021 bearing no 1891/2021
- 4) Technical Clearance Order dated 16/3/2022 issued by the Office of the Senior Town Planner under ref no: TPB/6760/RM/TCP-22/1347
- 5) Sanad dated 24/06/2021 issued by the Office of the Additional Collector III North Goa under ref no: 4/30/CNV/AC-III/2021/741
- 6) Zoning Information dated 2/9/2021 issued by the Office of the Senior Town Planner under ref no: TPBZ/ZON/8940/RM/TCP-2021/3676
- 7) Health NOC dated 18/4/2022 bearing ref no: DHS09221917 from the Directorate of Health Services

### **III. DESCRIPTION OF THE SAID PROPERTY**

All that Landed immovable property known as "MANSHECHI ARADI" also known as "MANSECHI ARADI" which is situated at Village Reis Magos within the limits of Village Panchayat of Reis Magos, Bardez-Taluka and Sub District of Bardez, North Goa and not described in the Land Registration Office, registered in the Revenue Taluka Office under no 175 and surveyed under surveyed no 29/10 of Village Reis Magos admeasuring 2000 square meters and bounded as follows

North: By property bearing survey no 29/9 of Village Reis Magos

South: By property bearing survey no 29/ 11 and 12 of Village Reis Magos

East: By property bearing survey no 27 of Village Reis Magos



West: By public Road.

#### IV. TRACING OF THE PARTIES

- 1) The SAID PROPERTY was originally owned and belonged to the parents/Father in law and Mother in Law of MR. JOAO HENRIQUE DE SOUZA alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza and MRS. FILOMENA FLORA FREITAS alias Filomena Flora Dsouza i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina D'Souza.
- 2) The SAID PROPERTY was gifted to John Henry De Souza alias Joao Henrique De Souza alias Henry Filipe Dsouza alias Henry Dsouza by his parents i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Mrs. Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina D'Souza vide Deed of Gift dated 6/3/1973 duly executed before the Sub-Registrar of Ilhas under serial no 158/73 on 12/3/1973.
- 3) Thereafter an Inventory Proceedings bearing no 136/2008/C came to be initiated by Mr. Joao Henrique De Souza alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza, Before the Civil Court Senior Division at Mapusa on the death of his parents i.e Filipe Maria de Souza alias Filipe Maria Dos Deus D'Souza alias Filipe
- 4) Maria Dos Dores De Souza alias Filipe Dsouza alias Filip Dsouza and his wife Natalia De Souza alias Maria Natalia Cyren De Souza alias Natalina Cyren D'Souza alias Natalina

D'Souza who expired on 26/8/1980 and 6/8/1999 respectively but leaving behind their sole and universal heirs namely

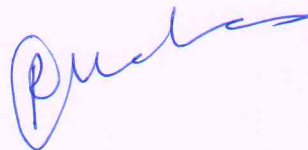
- a) Mr. John Henry De Souza alias Joao Henrique De Souza alias Henry Filipe Dsouza alias Henry Dsouza married to Mrs. Filomena Flora Freitas alias Filomena Flora Dsouza
- b) Mrs. Mariquinha Fremiota De Souza married to Mr. Caetaninho Do Rosario
- c) Mrs. Basilia Luisa De Souza married to Mr. Jose Erasmo Rodrigues
- d) Mrs. Antonette Peidade De Souza married to Mr. Jose Estevam Fernandes since deceased and survived by his children
  - d (i) Mr. Alex Carlos Fernandes married to Mrs. Elsa Rita Bocarro
  - d(ii) Mr. Allwin Marcelino Fernandes married to Mrs. Joyce Rita Fernandes
  - d(iii) Mrs. Natalina Mariquinha Fernandes married to Mr. Villy Francis Gasper Fernandes.

- 5) The SAID PROPERTY came to be listed as Item no. 2 in the List of Assets as well as in the Description of Assets which came to be filed before the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.
- 6) The said John Henry De Souza alias Joao Henrique De Souza alias Henry Filipe Dsouza alias Henry Dsouza has taken in auction the SAID PROPERTY which is mentioned at Item 2 in the List of Assets as well as in the Description of Assets filed before the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.
- 7) The SAID PROPERTY came to be allotted to MR. JOAO HENRIQUE DE SOUZA alias John Henry De Souza alias Henry Filipe Dsouza



alias Henry Dsouza and MRS. FILOMENA FLORA FREITAS alias Filomena Flora Dsouza as per the Chart of allotment/Partition dated 12/01/2009 in the inventory proceedings bearing no 136/2008/C and thereafter confirmed vide order dated 30/01/2009 passed by the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C.

- 8) The said order dated 30/01/2009 passed by the Civil Court Senior Division at Mapusa in Inventory Proceeding bearing no 136/2008/C has been registered before the Sub Registrar of Bardez under registration no BRZ-BK1-01701-2009, Book no 1, CD no BRZD26 on 13/8/2009.
- 9) That on the basis of the inventory proceeding bearing no 136/2008/C said Joao Henrique De Souza and his wife Filomena Flora Freitas have got their names duly mutated under mutation no 35248 in the survey records of the SAID PROPERTY.
- 10) The said MR. JOAO HENRIQUE DE SOUZA alias John Henry De Souza alias Henry Filipe Dsouza alias Henry Dsouza and his wife MRS. FILOMENA FLORA FREITAS alias Filomena Flora Dsouza have sold the SAID PROPERTY to Ryago Hotels Private Ltd vide Deed of Sale dated 14/9/2021 which came to be registered before the Sub Registrar of Bardez under registration no BRZ-1-3168-2021, Book No 1 dated 14/9/2021.
- 11) In view of the above I hereby certify that Ryago Hotels Private Limited is the owner of the said property and hence there is no legal impediment for entering into any Agreement/Sale Deed with Ryago Hotels Private Limited by any prospective purchasers.



**V. ENCUMBRANCE ON THE PROPERTY**

I have taken a search in the Sub-Registrar of Mapusa Bardez-Goa and have not found any registered mortgages in respect of the SAID PROPERTY admeasuring 2000 square meters. NIL Encumbrance dated 01/09/2021 bearing certificate no 1891/2019 Vide Application no 1891/2021 for 2000 square meters shows that there is no encumbrance on the SAID PROPERTY and NIL Encumbrance dated 30/09/2021 bearing certificate dated 2151/2021 vide Application no 2151/2021 for 2000 square meters shows that there is no encumbrance on the SAID PROPERTY.

**VI. LICENSES/PERMISSIONS**

That the said RYAGO HOTELS PVT. LTD has obtained the following Licenses/Permissions:

- a) Construction License dated 29/4/2022 under Ref no: Fconst/10/2022-23/143 from the Village Panchayat of Reis Magos.
- b) Technical Clearance Order dated 16/3/2022 issued by the Office of the Senior Town Planner under ref no: TPB/6760/RM/TCP-22/1347.
- c) Sanad dated 24/06/2021 issued by the Office of the Additional Collector III North Goa under ref no: 4/30/CNV/AC-III/2021/741.
- d) Zoning Information dated 2/9/2021 issued by the Office of the Senior Town Planner under ref no: TPBZ/ZON/8940/RM/TCP-2021/3676.



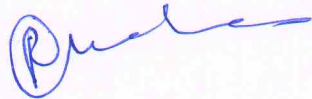
e) Health NOC dated 18/4/2022 bearing ref no: DHS09221917 from the Directorate of Health Services.

In view of the above mentioned Licenses/Permissions the said Ryago Hotels Pvt Ltd has the required permissions for the developing the SAID PROPERTY.

**CERTIFICATE**

From the documents produced for my scrutiny, I hereby certify that Ryago Hotels Private Limited has a clear and marketable title with respect to the said property admeasuring 2000 square meters of Village Reis Magos, Bardez-Goa

The Title Report has been prepared with and in subject to the laws in India.



Adv. Ralph Mascarenhas