



# JRD LEGAL

Advocates

Date: 23<sup>rd</sup> February 2024

To,

**RBST Ventures Private Limited.**

Dear Sir,

## REPORT ON TITLE

Re: All that property known as "**BARA VERCAN**" or "**BADEM**", situated at Village Assagao, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Assagao, along with a residential house thereon bearing House No. 618 (Old House No. 47/6), the property totally admeasuring 775 sq. mts. or thereabouts, neither described in the Land Registration Office nor enrolled in Taluka Revenue Office of the Judicial Division of Bardez, surveyed in the old cadastral survey under survey no. 472 and presently bearing Survey No. 34, Sub-Division No. 2, situated at Village Assagao, Taluka Bardez, Sub-District of North Goa, State of Goa, and bounded as follows:

**On the East:** By the property bearing Survey No. 34/3 of Village Assagao;

**On the West:** By the road;

**On the North:** By the property bearing Survey No. 34/1 of Village Assagao;

**On the South:** By the road.

(hereinafter referred to as the "**Said Property**").

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Citicentre, 508, Fifth Floor, Patto Plaza, Panaji, Goa - 403 001. India



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## 1. DOCUMENTS PERUSED:

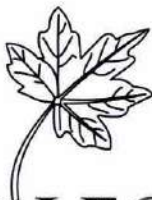
- i. Copy of the Old Cadastral Plan with respect to Survey No. 472 of Village Assagao Bardez Taluka issued by the office of the Directorate of Settlement and Land Records, Goa.
- ii. Copy of the Registo Do Agrimensor (Surveyor's Register) with respect to the property bearing Cadastral No. 472, of Village Assagao, Bardez Taluka (in Portuguese along with its translation).
- iii. Numerical Index with respect to the property bearing Cadastral No. 472, of Village Assagao, Bardez Taluka (in Portuguese along with its translation).
- iv. Auto de Demarcacao (i.e. Proceedings of Demarcation) with respect to the property bearing Cadastral No. 472 of Village Assagao, Bardez Taluka (in Portuguese along with its translation).
- v. Copy of the Corresponding Certificate dated 09/10/2023 bearing No. 9(02)-269/DSLRL-2023/3479 issued by the office of the Directorate of Settlement & Land Records, Goa.
- vi. Copy of the Index of Lands / Form III issued by the office of the Talathi of Assagao with respect to the property bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka.
- vii. Copy of the Form 9 issued by the office of the Talathi of Assagao with respect to the property bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka.



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- viii. Copy of the Manual Form I & XIV issued by the office of the Talathi of Assagao with respect to the property bearing Survey No. 34, Sub-Division No. 2, of Village Assagao, Bardez Taluka, admeasuring 775 sq. mts.
- ix. Copy of the Deed of Renunciation dated 18/03/1977 drawn up at folio no. 72 of Book No. L-709 before the Civil Registrar cum Sub-Registrar of the Judicial Division of Bardez.
- x. Copy of the Deed of Gift of Immovable Property dated 03/05/1977 bearing Registration No. 365/77 drawn up pages 45 to 48 of Book No. I, Volume No. 113 duly registered before the office of the Sub-Registrar of Mapusa.
- xi. Copy of the House Tax Receipt bearing No. 502 dated 08/04/2021 issued by the office of the Village Panchayat of Assagao.
- xii. Copy of the entire records and proceedings of the Inventory Proceedings bearing No. 624/2022/A filed before the Court of Civil Judge Senior Division, at Mapusa.
- xiii. Copy of the Notarized Power of Attorney dated 04/04/2023 bearing Sr. No. 1328/23 duly notarized before Adv. K.C. Dwivedi at Mumbai.
- xiv. Copy of the computerized Form I & XIV dated 12/09/2023 with respect to the property bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka admeasuring 775 sq. mts.
- xv. Copy of the Nil Encumbrance Certificate bearing No. NEC/9/2023/2639 issued by the office of the Sub-Registrar of Bardez with respect to the



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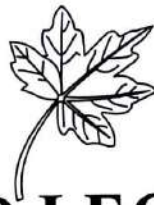
property bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka.

- xvi. Copy of the Public Notice dated 14/11/2023.
- xvii. Copy of the Zoning Information dated 24/11/2023 bearing Ref. No. TPBZ/ZON/14309/ASSG/TCP-2023/9968 issued by the office of the Town & Country Planning Department.
- xviii. Copy of the Survey Plan with respect to the property bearing Survey No. 34, Sub-Division No. 2, of Village Assagao, Bardez Taluka.

### 2. Brief History:

On the perusal of the photocopy, scanned copy or electronic copy, as the case may be, of the documents mentioned in **Para No. 1** above, we observe as follows:

- i. There exists all that property known as "**BARA VERCAN**", which property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office of the Judicial Division of Bardez but surveyed under Old Cadastral No. 472 of Village Assagao, situated within the limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, (which property is hereinafter referred to as the "**Said Entire Property**").
- ii. The Said Entire Property was initially surveyed under Old Cadastral No. 472 of Village Assagao.



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- iii. In the Registo Do Agrimensor (Surveyor's Register) of Village Assagao, Bardez Taluka, with respect to the Said Entire Property, it appears that the names of (a) Verediana de Souza, widow of Vitorino de Souza; and her son (b) Crisanto de Souza, were recorded as the Landowners therein. It is further recorded therein that the Said Entire Property was bounded from the north eastern corner by the properties bearing Old Cadastral Nos. 471, 18 and 470.
- JRD Comment:** In the absence of any title documents, we are unable to ascertain how, (a) Verediana de Souza; and her son (b) Crisanto de Souza came to be the Landowners of the Said Entire Property.
- iv. In the Numerical Index of Village Assagao, Bardez Taluka, with respect to the Said Entire Property, it appears that the names of, (a) Verediana de Souza; and (b) Crisanto de Souza, were recorded as the Landowners therein.
- v. In the Auto de Demarcacao (i.e. Proceedings of Demarcation) dated 23/04/1943 with respect to the Said Entire Property, it appears that the names of (a) Verediana de Souza; and (b) Crisanto de Souza were recorded as the Landowners therein. It is further recorded that, the Land Surveyor proceeded to verify the boundaries of the Said Entire Property in terms of Legislative Diploma No. 764 dated 26<sup>th</sup> November 1934, as the boundaries of the Said Entire Property were imperfectly demarcated. Hence, the same were verified and demarcated as per the details appearing in the respective plan bearing no. 472, with 4 (four) marking stones and a border of loose stones.
- vi. It is known to us from the Inventory Proceedings bearing No. 624/2022/A filed before the Court of Civil Judge Senior Division 'A'



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Court at Mapusa (referred to hereinafter in Para No. xv) that, Mr. Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono was married to one Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina.

- vii. As per the Corresponding Certificate dated 09/10/2023 bearing No. 9(02)-269/DSLRL-2023/3479 issued by the office of the Directorate of Settlement & Land Records, Goa, the Said Entire Property bearing Old Cadastral No. 472 corresponds to the property presently bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka.
- viii. The property known as "**BARA VERCAN**" or "**BADEM**" bearing old Cadastral No. 472, is surveyed in the survey records under Survey No. 34, Sub-Division No. 2, admeasuring 775 sq. mts., along with a residential house thereon, bearing House No. 618 (Old House No. 47/6), situated at Village Assagao, Bardez Taluka, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa (hereinafter referred to as the "**Said Property**").
- ix. Vide the Index of Lands / Form III issued by the office of the Talathi of Assagao with respect to the **Said Property**, it is observed that, the name of one Esperanca Rodrigues was recorded in the Occupant's



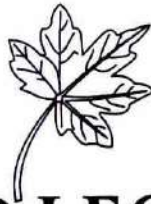
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Column. It is further observed that, the name of Esperanca Rodrigues was deleted and the name of **Ruzaria Pascina Fernandes** was recorded in the Occupant's Column vide mutation entry no. 1110 with respect to the **Said Property**.

**JRD Comment:** It is not known as to how the name of Esperanca Rodrigues was recorded in the Occupant's Column of the Index of Lands / Form III with respect to the Said Property, however, the same was deleted and the name of Ruzaria Pascina Fernandes was recorded therein.

- x. Vide the Form 9 issued by the office of the Talathi of Assagao with respect to the **Said Property**, it is observed that the name of Ruzaria Pascina Fernandes was recorded therein vide mutation entry no. 1110, as the Occupant since before survey, with respect to the **Said Property**.
- xi. Vide the Manual Form I & XIV issued by the office of the Talathi of Assagao, Bardez, with respect to the **Said Property**, it is observed that the name of Ruzaria Pascina Fernandes was recorded in the Occupant's Column vide mutation entry no. 1110.  
**JRD Comment:** It can be concluded from the entries in the Registo Do Agrimensor; Numerical Index; Auto de Demarcacao; Index of Lands / Form III; Form 9; and the Manual Form I & XIV that the Said Property was in possession of (a) Verediana de Souza; and her son (b) Crisanto de Souza and later on the same continued with the legal heirs of Crisanto de Souza vide the Inventory Proceedings bearing No. 624/2022/A filed before the Court of Civil Judge Senior Division, 'A' Court at Mapusa.
- xii. Upon perusal of the Deed of Renunciation dated 18/03/1977 drawn up at folio no. 72 of Book No. L-709 before the Civil Registrar cum

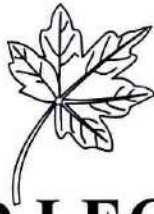


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Sub-Registrar of the Judicial Division of Bardez, it is observed as under: -

- a) The said Deed of Renunciation dated 18/03/1977 was executed by (1) Mrs. Eusebia Esperanca Rodrigues; her husband (2) Flaviano Joao Rodrigues; (3) Jose Pascoal de Souza, bachelor, Jesuit, priest; and (4) Macarina de Souza alias Sister Alvira, spinster, nun.
  - b) The parties therein i.e. (1) Mrs. Eusebia Esperanca Rodrigues; (2) Jose Pascoal de Souza; and (3) Macarina de Souza alias Sister Alvira, were the children of Pedro Crisanto de Souza alias Crisanto de Souza.
  - c) The parties therein i.e. (1) Mrs. Eusebia Esperanca Rodrigues; her husband (2) Flaviano Joao Rodrigues; (3) Jose Pascoal de Souza; and (4) Macarina de Souza alias Sister Alvira, renounced all their rights which they had to the inheritance of their Late father and father-in-law namely Pedro Crisanto de Souza alias Crisanto de Souza, by virtue of the said Deed of Renunciation dated 18/03/1977.
- xiii. Upon perusal of the Deed of Gift of Immovable Property dated 03/05/1977 bearing Registration No. 365/77 drawn up at pages 45 to 48 of Book No. I, Volume No. 113 duly registered before the office of the Sub-Registrar of Mapusa, it is observed as under: -
- a) The said Deed of Gift of Immovable Property dated 03/05/1977 was executed between, (1) Mrs. Rozaria Pasquina Fernandes D'Souza, daughter of Joao Paul Fernandes, as the "Donor" therein; and (2) Mr. Vitorino

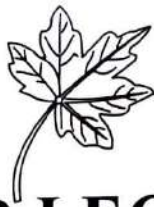


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D'Souza, son of Late Pedro Crisanto de Souza, as the "Donee" therein.

- b) The Donor was the mother of the Donee. There was an old residential mud house bearing No. 47/6 on the **Said Property**. The Donor was the owner and in possession with respect to **one-half (½)** of the **Said Property** along with the said residential house thereon and the other **one-half (½)** of the **Said Property** along with the residential house thereon belonged to the **Donee**.
- c) The Donor, out of natural love and affection towards her son i.e. the Donee, gifted her **one-half (½)** share in the **Said Property** along with her share in the said residential house thereon, to the Donee i.e. **Mr. Vitorino D'Souza**, by virtue of the said Deed of Gift of Immovable Property dated 03/05/1977.
- xiv. Upon perusal of the House Tax Receipt bearing No. 502 dated 08/04/2021 issued by the office of the Village Panchayat of Assagao, it is observed that, the House Tax with respect to the **Said Property** has been paid by Mr. Vitorino D'Souza for the year 2021-22.
- xv. Upon perusal of the records and proceedings of the Inventory Proceedings bearing No. 624/2022/A filed before the Court of Civil Judge Senior Division, 'A' Court at Mapusa, it is observed as under: -
- a) The said Inventory Proceedings bearing No. 624/2022/A was filed by Mrs. Guilhermina Lobo, as the Applicant / Head of the Family therein, upon the death of the following people: -



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1. Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono; and
2. Late Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina.

b) The Interested Parties in the Inventory Proceedings bearing No. 624/2022/A were as under: -

1. Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza;
2. Ms. Marian Michael D'Souza alias Marian D'Souza;
3. Mr. Nelson George Clayton Lobo;
4. Mr. Alex Gabriel Rodrigues;
5. Mrs. Lily Alex Rodrigues;
6. Mr. Anthony Joseph Rodrigues;



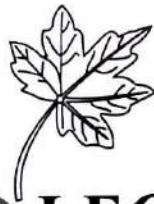
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7. Mrs. Isabella Rodrigues;
8. Mrs. Eufemia Philomena Fernandes;
9. Mr. George Lazaro Fernandes;
10. Mr. Andrew Felix Rodrigues;
11. Mrs. Valeriana Paulina Rodrigues; and
12. Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza.

c) By virtue of the Statement of Oath dated 01/12/2022, it is stated by Mrs. Guilhermina Lobo as under: -

1. Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono was married to Late Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina under the regime of communion of assets.

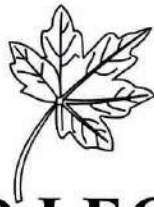


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2. Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono expired on 21/06/1948 without a Will or any other disposition of his last wish, leaving behind his widow and moiety holder Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina and the following four children as his universal heirs: -

- i. Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza married to Mrs. Felicidade Mendes alias Felicia D'Souza;
- ii. Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues married to Mr. Flaviano Joao Rodrigues;
- iii. Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J., bachelor; and
- iv. Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, spinster.



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3. By virtue of a Deed of Renunciation dated 18/07/1977 drawn up at folio no. 72 of Book No. L-709 in the Land Registration office of the Judicial Division of Bardez (**referred to hereinbefore in Para No. xii**), the following people namely, (a) Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues; her husband (b) Mr. Flaviano Joao Rodrigues; (c) Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J.; and (d) Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, renounced and relinquished in favour of the remaining co-heirs, all their rights which they had to the inheritance of their father / father-in-law namely, Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono.
  
4. By virtue of a Deed of Gift of Immovable Property dated 03/05/1977 bearing Registration No. 365/77 drawn up at pages 45 to 48 of Book No. I, Volume No. 113 duly registered before the office of the Sub-Registrar of Mapusa (**referred to hereinbefore in Para No. xiii**), Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias



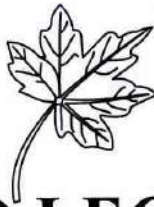
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Rusaria Parquina D'Souza alias Rosario Pasquina gifted her disposable share in the **Said Property**, reserving her usufruct rights therein, to her eldest son namely, Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza.

5. Late Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina expired on 29/12/1996 without a Will of any other disposition of her last wish, leaving behind her the following children as her universal heirs: -

- i. Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza married to Felicidade Mendes alias Felicia D'Souza;
- ii. Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues married to Mr. Flaviano Joao Rodrigues;
- iii. Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J., bachelor; and
- iv. Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, spinster.



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6. Late Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza and his wife Late Felicidade Mendes alias Felicia D'Souza expired on 09/02/2001 and 07/01/2022 respectively, without a Will or any other disposition of their last wish, leaving behind them the following two children as their universal heirs: -

i. Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza married to Mrs. Andrea Maria D'Souza alias Andrea Mariea D'Souza. It is further recorded therein that, Late Andrea Maria D'Souza alias Andrea Mariea D'Souza expired on 13/02/2022 without a Will or any other disposition of her last wish leaving behind her widower and moiety holder Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza and the following daughter as her sole and universal heir: -

a. Ms. Marian Michael D'Souza alias Marian D'Souza, minor daughter.

ii. Mrs. Guilhermina Lobo alias Guilhermina D'Souza married to Mr. Nelson George Clayton Lobo.

7. Late Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues and her husband Late Flaviano Joao Rodrigues expired on 03/05/2015 and



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29/08/1989 respectively, without any will or any other disposition of their last wish, leaving behind them the following four children as their universal heirs: -

- i. Mr. Alex Gabriel Rodrigues married to Mrs. Lily Alex Rodrigues;
- ii. Mr. Anthony Joseph Rodrigues married to Mrs. Isabella Rodrigues;
- iii. Mrs. Eufemia Philomena Fernandes married to Mr. George Lazaro Fernandes; and
- iv. Mr. Andrew Felix Rodrigues married to Mrs. Valeriana Paulina Rodrigues.

8. Late Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J. expired on 24/10/2019 in the status of bachelor, without a will or any other disposition of his last wish and without leaving any descendants or ascendants, leaving behind as his universal heirs and successors his surviving siblings and the children of his predeceased siblings.

- d) The **Said Property** was listed at Item No. 1 of the Final List of Assets dated 04/03/2023 filed in the said Inventory Proceedings bearing No. 624/2022/A.
- e) An auction dated 20/06/2023 was held between the Applicant / Head of the Family and the Interested Parties of the said Inventory Proceedings bearing No. 624/2022/A, wherein,



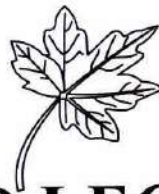
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**one-half (½) of the Said Property** was taken in auction by, (1) **Mr. Michael Victor D'Souza** alias **Peter Crysostom Michael D'Souza**; and the remaining **one-half (½) of the Said Property** was taken in auction by (2) **Mrs. Guilhermina Lobo married to Mr. Nelson George Clayton Lobo**, subject to payment of owelty money to the other Interested Parties of the said Inventory Proceedings bearing No. 624/2022/A.

- f) As per the Provisional Chart of Allotment dated 17/07/2023, **one-half (½) of the Said Property** was allotted to (1) Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza; and the remaining **one-half (½) of the Said Property** was allotted to (2) Mrs. Guilhermina Lobo married to Mr. Nelson George Clayton Lobo, by virtue of bidding the same in Auction and upon the payment of owelty money to the other Interested Parties of the said Inventory Proceedings bearing No. 624/2022/A.
- g) As per the final order dated 02/08/2023, the Provisional Chart of Allotment was accepted as the Final Chart of Allotment and the same was confirmed and made absolute by virtue of which the **Said Property** was allotted to (1) **Mr. Michael Victor D'Souza** alias **Peter Crysostom Michael D'Souza**; and (2) **Mrs. Guilhermina Lobo married to Mr. Nelson George Clayton Lobo**.

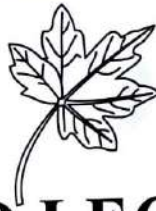
- xvi. Upon perusal of the Notarized Power of Attorney dated 04/04/2023 bearing Sr. No. 1328/23 duly notarized before Adv. K.C. Dwivedi at Mumbai, it is observed as under: -



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- a) The said Notarized Power of Attorney dated 04/04/2023 was executed between, (1) Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza, as the "**Executant**" therein.
- b) The Executant, i.e. Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza has jointly and severally appointed, constituted and nominated his sister, (1) Mrs. Guilhermina Lobo alias Guilhermina D'Souza; and his brother-in-law, (2) Mr. Nelson George Clayton Lobo, to be his lawful attorney for managing the **Said Property** on his behalf and further to do all the necessary things required for managing the same.
- xvii. Upon perusal of the computerised Form I & XIV dated 12/09/2023 with respect to the **Said Property**, it is observed that the name of Ruzario Pascina Fernandes continues to be recorded in the Occupant's Column vide mutation entry no. 1110.
- xviii. Upon perusal of the Nil Encumbrance Certificate bearing No. NEC/9/2023/2639 issued by the office of the Civil Registrar cum Sub-Registrar of Bardez, Goa, it is observed that there are no encumbrances affecting the **Said Property** for a period of 30 years i.e. from 07/09/1993 to 07/09/2023.
- xix. We issued a Public Notice dated 14/11/2023 with respect to the **Said Property** in the two newspapers namely, the Navhind Times (in English) and Gomantak (in Marathi), for inviting any objections or claims pertaining to the title of (1) Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza; (2) Mrs. Guilhermina Lobo alias Guilhermina D'Souza; and (3) Mr. Nelson George Clayton Lobo, with respect to the **Said Property** within a period of 15 (fifteen) days from



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the date of the said Public Notice and no objection/s with respect to the Public Notice have been received till date.

- xx. Upon perusal of the Zoning Information dated 24/11/2023 bearing Ref. No. TPBZ/ZON/14309/ASSG/TCP-2023/9968 issued by the office of the Town & Country Planning Department of Goa, the **Said Property** falls under "**Settlement Zone having (VP-2) status with permissible FAR-60**" as per the Regional Plan for Goa 2021.

### 3. Form I & XIV / Revenue Records of Survey No. 34, Sub-Division No. 2, of Village Assagao, Bardez Taluka:

- i. It appears from the Manual Form I & XIV with respect to the property bearing Survey No. 34, Sub-Division No. 2, admeasuring 775 sq. mts., that the name of Ruzaria Pascina Fernandes was recorded in the Occupant's Column vide mutation entry no. 1110.
- ii. It appears from the computerised Form I & XIV dated 12/09/2023 with respect to the property bearing Survey No. 34, Sub-Division No. 2, admeasuring 775 sq. mts., that the name of Ruzaria Pascina Fernandes was recorded in the Occupant's Column vide mutation entry no. 1110.

### 4. QUALIFICATIONS / VERIFICATIONS:

- i. We have not carried out any independent searches, unless otherwise specifically mentioned herein.
- ii. We have perused through the aforementioned documents as mentioned in Clause 2.



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## 5. CONCLUSION:

Subject to what is stated hereinabove and though there are no title documents to show the ownership of Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono with respect to the **Said Property**, Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono and his legal heirs can be said to have acquired the title by prescription to the **Said Property** being in long, continuous open uninterrupted possession of the same for more than 84 years commencing from the year 1940 till date without there being any challenge to the title of the **Said Property**.

Thus it can be said that the present owners i.e. **(1) Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza; (2) Mrs. Guilhermina Lobo; and (3) Mr. Nelson George Clayton Lobo**, have acquired title to the **Said Property** and have free, clear and marketable title by Prescription to the **Said Property**.

## 6. GENERAL:

- a. This Title Report merely certifies the matters expressly dealt with in the Report. The Title Report does not consider or certify any other questions not expressly answered in the Report.
- b. This Title Report is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Title Report,



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and we are under no obligation to update this Title Report with any information, replies or documents we receive after this date.

- c. Save as specifically stated in this Title Report, we have not inspected or reviewed the original documents in respect of the Said Property.
- d. We have not been provided with any plans or photocopies of plans [including as annexures to any documents] except as specifically mentioned in this Title Report.
- e. We have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Title Report.
- f. In accordance with our scope of work and our qualifications:
  - i) We have not visited the site on which the Property is situated.
  - ii) We have not independently verified the area or boundaries of the Property. We have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the Property, as we have found them in various documents.
  - iii) We also do not express our opinion on matters related to actual physical use of the Property.
  - iv) We have not verified the market value of the Property or/and we do not express any opinion on this issue.
  - v) We do not express an opinion relating to plan permissions, approvals or development potential of the Property.
- g. We express no view about the zoning, user, reservations or FSI of the Property.



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- h. Save as otherwise stated in this Title Report, we express no view with respect to any structures or buildings standing on the Said Property.
- i. We have been informed by you that you have not been served with or received any notice from the government or any other local body or authority with respect to the **Said Property** or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the Property or any portion of it. We have assumed the genuineness of these assertions and have not verified issues relating to acquisition, requisition, reservation or setback of the Property or any portion of the Property by governmental authorities.
- j. We have not independently validated the taxes / cess / duties / charges payable in respect of the Property and make no comment with respect to these.
- k. We have not carried out a search of the registers or records maintained with the concerned offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.
- l. We have not carried out any searches at the offices or websites of the Registrar of Companies.
- m. We have not carried out any searches on any websites or in the records of any courts or governmental or regulatory agencies, authorities or bodies and have accepted based on your assertions

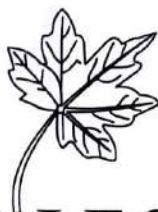


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that there are no pending litigations, proceedings, enquiries etc. before any court of law, tribunal, authority etc. in respect of the Said Property.

- n. We have not conducted any searches with respect to the information available with the Goa Real Estate Regulatory Authority (RERA) or on the website of the Goa RERA relating to the Said Property.
- o. We have not independently verified the information submitted to the Goa RERA or displayed on the website of the Goa RERA in relation to the Property.
- p. For the purpose of this Title Report, we have assumed:
  - i) the legal capacity of all-natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to us as certified or photocopies;
  - ii) that the persons executing documents have the necessary authority to execute them;
  - iii) that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;
  - iv) that all amounts required to be paid to landowners under sale deeds / development agreements have been paid;
  - v) that there have been no amendments or changes to the documents we have examined;
  - vi) that all prior documents have been adequately stamped and duly registered;
  - vii) that each document binds the parties intended to be bound by it;
  - viii) that the photocopies provided to us are accurate photocopies of originals;



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- ix) that all translations of documents provided to us are complete and accurate;
  - x) the accuracy and completeness of all the factual statements and representations made in the documents;
  - xi) that all of the information (including the documents) supplied to us was, when given, and remains true, complete, accurate and not misleading;
  - xii) that any statements in the documents, authorisation or any Reports or confirmations that we have relied upon to issue this Title Report are correct and otherwise genuine;
- q.** For the purposes of this Title Report, we have relied upon:
- i) Photocopies / typed copy of documents where original documents were not available.
  - ii) Photocopies of the documents provided to us as enlisted in clause 2 above.
- r.** For the purpose of this Title Report, we have relied upon information relating to lineage as available in the revenue records and as provided by you.
- s.** A Report, determination, notification, opinion or the like provided by any professional 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 to the contrary in such a document.



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- t. Even though this document is titled "Title Report", it is in fact an opinion based on the documents we have reviewed. This Title Report has been provided at the request of the client to whom it is addressed.
- u. This Title Report is limited to matters related to Indian law alone (as on the date of this Title Report) and we express no opinion on laws of any other jurisdiction.
7. This opinion is addressed to **RBST Ventures Private Limited** alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than **RBST Ventures Private Limited**, alone for any purpose without our prior written consent. It may however be disclosed or furnished by **RBST Ventures Private Limited** as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
8. Our liability relating to the services provided in connection with the preparation of this opinion on title shall not exceed fifty percent (50%) of the professional fees paid by **RBST Ventures Private Limited** alone for these services. In no event shall we be liable for any consequential, special, incidental or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

JRD Legal.

**Ms. Sujai Joshi**  
**Managing Partner**