

TITLE REPORT

To,
MR. SURESH BAJAJ,
resident of 5-1-32, R. P. Road,
Secunderabad - 500 003.

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

- a) Survey Records Form I & XIV bearing Survey No. 271/28 of Village Siolim, Bardez - Goa.
- b) Survey Records Form I & XIV bearing Survey No. 271/29 of Village Siolim, Bardez - Goa.
- c) Survey Records Form I & XIV bearing Survey No. 271/30 of Village Siolim, Bardez - Goa.
- d) Description Certificate (bearing No. 25596 at folio 35 of Book B-66)
- e) Inscription Certificate (bearing No. 18627 at folio 56 of Book G-25)



- f) Inscription Certificate (bearing No. 27938 at folio 71 of Book G-33)
- g) Manual Form I & XIV
- h) Form IX
- i) Deed of Sale with Discharge of Consideration dated 10th September 1923
- j) Deed of Sale with Purchase dated 22nd January 1937
- k) WILL dated 05/12/2005 in favour of Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes
- l) Judgement and Decree dated 30/06/2009 passed in Regular Civil Suit bearing No. 161/2006/E by the Court of the Civil Judge Junior Division at Mapusa - Goa
- m) Order dated 03/03/2018 passed in Inventory Proceeding bearing No. 214/2006/C filed

before the Court of the Civil Judge Senior
Division of Bardez at Mapusa - Goa

- n) Inventory Proceeding bearing No. 172/2021/G
filed before the Court of the Civil Judge
Junior Division at Mapusa - Goa
- o) Order and Decree dated 20/08/2021 passed
in Inventory Proceeding bearing No.
172/2021/G by the Court of the Civil Judge
Junior Division at Mapusa - Goa
- p) Deed of Sale dated 27/09/2021, registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. BRZ-1-3366-2021
dated 27/09/2021
- q) Deed of Sale dated 18/01/2022, registered
before Sub-Registrar of Bardez, Mapusa - Goa
- r) Conversion Sanad dated 23/11/2021 bearing
No. 4/287/CNV/AC-III/2021/1574 issued by

the Additional Collector-III, North Goa
District, Mapusa - Goa.

- s) Conversion Sanad dated 23/11/2021 bearing
No. 4/288/CNV/AC-III/2021/1576 issued by
the Additional Collector-III, North Goa
District, Mapusa - Goa.
- t) Conversion Sanad dated 23/11/2021 bearing
No. 4/286/CNV/AC-III/2021/1573 issued by
the Additional Collector-III, North Goa
District, Mapusa - Goa
- u) Nil Encumbrance Certificate dated
20/01/2022 bearing No. 147/2022
- v) Survey Plan

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE-I

ALL THAT immovable PROPERTY known as "**PILIMBI**"
also known as "**VANGORBATA**" or "**PALCHEM BATA**" or
"**GOULAN**", presently surveyed under Survey No.

271/28, admeasuring an area of **1775 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 18627 at folio 56 of Book G-25 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, and is bounded as under:-

Towards North	:	By Survey No. 260/12;
Towards South	:	By Survey No. 271/29;
Towards East	:	By Survey No. 271/30;
Towards West	:	By Survey No. 271/27

The said property shall hereinafter referred to as the

SAID FIRST PROPERTY

SCHEDULE-II

ALL THAT immovable PROPERTY known as "**PILIMBI**" also known as "**VANGORBATA**" or "**PALCHEM BATA**" or

"GOULAN", presently surveyed under Survey No. 271/29, admeasuring an area of 1275 sq. mts., found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 27938 at folio 71 of Book G-33 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, and is bounded as under:-

Towards North : By Survey Nos. 271/28 and 271/30;
Towards South : By Road;
Towards East : By Survey No. 271/31;
Towards West : By Survey Nos. 271/24 and 53

The said property shall hereinafter referred to as the
SAID SECOND PROPERTY



SCHEDULE-III

ALL THAT immovable PROPERTY known as "**PILIMBI**" also known as "**VANGORBATA**" or "**PALCHEM BATA**" or "**GOULAN**", presently surveyed under Survey No. **271/30**, admeasuring an area of **1375 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 27938 at folio 71 of Book G-33 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, and is bounded as under:-

Towards North	:	By Survey No. 260/12;
Towards South	:	By Survey No. 271/29;
Towards East	:	By Survey No. 271/28;
Towards West	:	By Survey No. 271/31



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The said property shall hereinafter referred to as the
SAID THIRD PROPERTY

The **SAID FIRST PROPERTY**, the **SAID SECOND
PROPERTY** and the **SAID THIRD PROPERTY** shall
hereinafter collectively referred to as the **SAID
PROPERTIES**

TRACING OF PARTIES TITLE:

1. The **SAID FIRST PROPERTY**, the **SAID SECOND
PROPERTY** and the **SAID THIRD PROPERTY** are
collectively described under No. 25596 at folio 35 of
Book B-66 and inscribed as under :

(a) The **SAID FIRST PROPERTY** was inscribed on
18th December 1923 under No. 18627 at folio
56 of Book G-25, in favour of Veronica Izabel
Francisca Pereira, wife of Benedicto Fernandes.
Inscription Certificate reveals that the **SAID
FIRST PROPERTY** was purchased by the said
Veronica Izabel Francisca Pereira, wife of
Benedicto Fernandes for consideration of Rupees
one hundred and twenty five from Joaquim Jose



Fernandes and his wife, Maria Rosaria
Fernandes vide Deed of Sale with Discharge of
Consideration dated 10th September 1923.

(b) The **SAID SECOND PROPERTY** and the **SAID
THIRD PROPERTY** were inscribed on 28th
February 1937 under No. 27938 at folio 71 of
Book G-33 in favour of Benedito Fernandes.
Inscription Certificate reveals that the **SAID
SECOND PROPERTY** and the **SAID THIRD
PROPERTY** were purchased by the said Benedito
Fernandes from Jose Caetano Fernandes and his
wife, Maria Conceicao Fernandes and Carmelina
Noronha, widow of Simao Manoel Fernandes and
Dominica Carmelina De Souza, widow of Andre
Domingos Fernandes vide Deed of Sale with
Purchase dated 22nd January 1937.

2. Inventory Proceeding bearing No. 214/2006/C was
filed before the Court of the Civil Judge Senior
Division of Bardez at Mapusa - Goa in respect of the



estate left behind by Mr. Benedito Luis Manoel
Fernandes alias Benedict Luis Manuel Fernandes
and his wife, Mrs. Veronica Preciosa Fernandes
alias Veronica Isabella Pereira and Mr. Antonio
Caetano Fernandes alias Antonio Caitan Fernandes
alias Anton Caitan Fernandes alias Anthony Caitan
Fernandes alias Anthony Cajetan Fernandes and his
wife, Mrs. Gracie Ferdinand alias Gracie Fernandes
alias Gracia Fernandes alias Lucia Gracia
Fernandes which reveal as under :

A. THAT the said Mr. Benedito Luis Manoel
Fernandes alias Benedict Luis Manuel
Fernandes was married to Mrs. Veronica
Preciosa Fernandes alias Veronica Isabella
Pereira under the regime of Communion of
Assets.

B. THAT the said Mr. Benedito Luis Manoel
Fernandes alias Benedict Luis Manuel
Fernandes and Mrs. Veronica Preciosa
Fernandes alias Veronica Isabella Pereira
both passed away intestate on 06/05/1948

and 26/06/1969 respectively, leaving behind
their following two sons and two daughters as
their legal heirs :

- i. Mr. Antonio Caetano Fernandes alias
Antonio Caitan Fernandes alias Anton
Caitan Fernandes alias Anthony Caitan
Fernandes alias Anthony Cajetan
Fernandes married to Mrs. Gracie
Ferdinand alias Gracie Fernandes alias
Gracia Fernandes alias Lucia Gracia
Fernandes
- ii. Mr. Joaquim Fernandes alias Joaquim R.
Fernandes married to Mrs. Leopoldina
Fernandes alias Leopoldine Joaquim
Fernandes
- iii. Rosalina Fernandes married to Joseph F.
D'Souza
- iv. Ana Flory Fernandes alias Luisa Floranda
Fernandes



C. THAT the said Mr. Antonio Caetano Fernandes alias Antonio Caitan Fernandes alias Anton Caitan Fernandes alias Anthony Caitan Fernandes alias Anthony Cajetan Fernandes and his wife, Mrs. Gracie Ferdinand alias Gracie Fernandes alias Gracia Fernandes alias Lucia Gracia Fernandes both passed away intestate on 19/10/1992 and 23/03/1994 respectively, leaving behind their following four children as their legal heirs :

- i. Philip Roasario Ferdinand married to Helen Irene Ferdinand
- ii. Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes married to Mrs. Elva Ferdinand alias Maria Elva Ferdinand
- iii. Mrs. Philomena D'Souza alias Filomena Flora Agneta Veronica Fernandes alias Ferdinand married to Mr. Alec D'Souza alias Alex Simon D'Souza

iv. Mrs. Palmira Angel Marie Lucy Ferdinand
alias Palmira Sharma alias Palmira
Fernandes married to Mr. Ravindra
Sharma alias Ravindranath Sharma alias
Ravindernath Sharma

D. THAT the said Philip Roasario Ferdinand
passed away o leaving behind his widow and
moiety holder, the said Helen Irene Ferdinand
and the following legal heirs

- i. Mr. Kenneth Brian Thaddeus Ferdinand
- ii. Miss Sandra Gail Ferdinand
- iii. Mrs. Sharon Veronica Pederson

E. THAT the Mrs. Palmira Angel Marie Lucy
Ferdinand alias Palmira Sharma alias Palmira
Fernandes passed away leaving behind her
widower and half sharer, the said Mr.
Ravindra Sharma alias Ravindranath Sharma
alias Ravindernath Sharma and only son,



namely, Mr. Rohan Ravindranath Sharma
married to Mrs. Suchita Sharma legal heirs

F. THAT the said Mr. Joaquim Fernandes alias
Joaquim R. Fernandes passed away on
14/10/1999 and his widow, the said Mrs.
Leopoldina Fernandes alias Leopoldine
Joaquim Fernandes passed away on
06/05/2001 without leaving behind any
descendants or ascendants, but leaving
behind a WILL dated 05/12/2005 in favour of
Mr. Patrick Benadict Ferdinand alias Patricio
Benedito Fernandes.

G. THAT the said Rosalina Fernandes and her
husband Joseph F. D'Souza both passed away
without leaving behind any descendants or
ascendants.

H. THAT the said Ana Flory Fernandes alias
Luisa Floranda Fernandes passed away

intestate on 10/04/1928 in the status of
spinster.

3. Judgement and Decree dated 30/06/2009 passed in
Regular Civil Suit bearing No. 161/2006/E by the
Court of the Civil Judge Junior Division at Mapusa
- Goa reveals as under:

(A) THAT Philip Ferdinand and his wife, Helen
Irene Ferdinand; Patricio Benedicto
Fernandes alias Patrick Benedict Fernandes
alias Patrick Benedict Ferdinand and his wife,
Maria Elva Ferdinand alias Maria Elva
Philomena Dias; Philomena D'Souza and her
husband, Alec Simon D'Souza; Palmira
Sharma and her husband, Ravindra Sharma
and Mrs. Felecidade Leopoldina Fernandes as
Plaintiffs filed Regular Civil Suit bearing No.
161/2006/E before the Court of the Civil
Judge Junior Division at Mapusa - Goa for
Declaration and Permanent and Mandatory

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Injunction against Defendant i.e. Mr. Mathew Abreo Jose Fernandes.

- (B) THAT in the said suit it was the case of the plaintiffs that one Mr. Mathew Abreo Jose Fernandes had illegally and fraudulently executed a Deed of Succession of Antonio Caitano Fernandes and Gracie Fernandes wherein it was stated that the said Mr. Mathew Abreo Jose Fernandes is their sole legal heir.
- (C) THAT on the strength of the said fraudulent deed of succession, the said Mr. Mathew Abreo Jose Fernandes fraudulently incorporated his name in the Form I & XIV in respect of Survey No. 271/28, 271/29 and 271/30 of Village Siolim, Bardez - Goa.
- (D) THAT in light of above, the Plaintiffs prayed as under :
- (a) that they be declared the lawful owners in possession of the suit property



bearing Survey No. 271/28, 271/29 and
271/30 of Village Siolim, Bardez - Goa

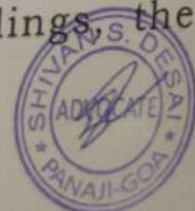
(b) that Defendant, his agents, relatives,
family members, labourers, friends,
representatives or any other person/
persons claiming through or under him
may be restrained from, in any manner,
interfering with the suit property and
from disturbing the lawful and peaceful
possession of the Plaintiffs thereto.

(c) Defendant be restrained from in any
manner, alienating or disposing off the
suit property comprised of the three
survey holdings or any part or portion
thereof or from creating any charge or
encumbrance over the suit property.

4. Vide Judgement and Decree dated 30/06/2009
passed in Regular Civil Suit bearing No.
161/2006/E by the Court of the Civil Judge Junior
Division at Mapusa - Goa, the plaintiffs were

declared to be lawful owners in possession of the suit property bearing Survey No. 271/28, 271/29 and 271/30 of Village Siolim, Bardez - Goa and accordingly decree was drawn.

5. However after following certain steps including the finalization of list of assets, on account of non-appearance of the cabesa-de-casal and lawyer, the said Inventory Proceeding bearing No. 214/2006/C filed before the Court of the Civil Judge Senior Division of Bardez at Mapusa - Goa were dismissed for default vide Order dated 03/03/2018.
6. In light of above, fresh Inventory Proceeding bearing No. 172/2021/G were filed before the Court of the Civil Judge Junior Division at Mapusa - Goa, Inventory Proceeding bearing No. 172/2021/G were instituted before the Court of the Civil Judge Junior Division at Mapusa - Goa, by the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes. In the said inventory proceedings, the



succession in terms of para 2(A) to 2(H) above was reiterated and confirmed.

7. In the said inventory, the **SAID FIRST PROPERTY** was listed at **Item No. 2** in the LIST OF ASSETS, the **SAID SECOND PROPERTY** was listed at **Item No. 3** in the LIST OF ASSETS and the **SAID THIRD PROPERTY** was listed at **Item No. 4** in the LIST OF ASSETS.
8. The **SAID FIRST PROPERTY** listed at **Item No. 2**, the **SAID SECOND PROPERTY** listed at **Item No. 3** and the **SAID THIRD PROPERTY** listed at **Item No. 4** were auctioned/licitated and were taken in the following manner:

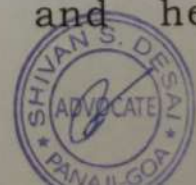
Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes	43.75% share
Mr. Kenneth Brian Thaddeus Ferdinand	18.75% share
Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica	18.75% share

Fernandes alias Ferdinand	
Mr. Rohan Ravindranath Sharma	18.75% share

9. In pursuance to the said auction, Chart of Allotment therein was confirmed vide Order and Decree dated 20/08/2021 passed therein and the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and Mr. Rohan Ravindranath Sharma became absolute owners of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in their respective shares.
10. Public Notice in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** was published in Gomantak (Marathi) and Navhind Times dated 04/09/2021 wherein objections within a period of

15 days from the date of publication were invited from the general public for sale of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** by the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and Mr. Rohan Ravindranath Sharma. No objections were received in pursuance to the said notice within the stipulated period.

11. Vide Deed of Sale dated 27/09/2021, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3366-2021 dated 27/09/2021, the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes and his wife, Mrs. Elva Ferdinand alias Maria Elva Ferdinand, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and her



husband, Mr. Alec D'Souza alias Alex Simon D'Souza and Mr. Rohan Ravindranath Sharma sold the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in favour of Mrs. Anusaya Vikesh Harmalkar and her husband, Mr. Vikesh K Harmalkar

12. Vide Deed of Sale dated 18/01/2022, registered before Sub-Registrar of Bardez, Mapusa - Goa, the said Mrs. Anusaya Vikesh Harmalkar and her husband, Mr. Vikesh K Harmalkar sold the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in favour of Mrs. Parinda Bajaj, Mrs. Miheeka Bajaj alias Miheeka Daggubati, Mrs. Pratibha Nahar alias Pratibha Abhai Kumar Nahar and Mrs. Neema Adeesh Nahar alias Neema Aadeesh Nahar

13. Manual Form I & XIV, Form III and Form IX are Revenue Records prepared under the applicable Goa Land Revenue Code



Manual Form I & XIV, Form IX:

in respect of the **SAID FIRST PROPERTY** bearing Survey No. **271/28** of Village **Siolim**, Bardez - Goa clearly shows the name of Antonio Caitan Fernandes as occupant in the Occupants column of the said Manual Form I & XIV.

Manual Form I & XIV, Form IX:

in respect of the **SAID SECOND PROPERTY** bearing Survey No. **271/29** of Village **Siolim**, Bardez - Goa clearly shows the name of Antonio Caitan Fernandes as occupant in the Occupants column of the said Manual Form I & XIV

Manual Form I & XIV, Form IX:

in respect of the **SAID FIRST PROPERTY** bearing Survey No. **271/30** of Village **Siolim**, Bardez - Goa clearly shows the name of Antonio Caitan Fernandes as occupant in the Occupants column of the said Manual Form I & XIV and after deleting the said name, the names of Philip Ferdinand, Helen Irene Ferdinand, Patricio Benedict Fernandes alias Patrick Benedict Ferdinand alias Patrick Ferdinand



Maria Elva Ferdinand alias Maria Elva Philomena
Dias, Philomena D'Souza, Alec Simon D'Souza,
Palmira Sharma, Ravindra Sharma and Felecidade
Leopoldina Fernandes were added.

14. In light of above, considering the fact that the
Inscription Description Certificate, Manual Form I &
XIV, Form IX, Deed of Sale with Discharge of
Consideration dated 10th September 1923, Deed of
Sale with Purchase dated 22nd January 1937,
Judgement and Decree dated 30/06/2009 passed in
Regular Civil Suit bearing No. 161/2006/E by the
Court of the Civil Judge Junior Division at Mapusa
- Goa, Order dated 03/03/2018 passed in Inventory
Proceeding bearing No. 214/2006/C filed before the
Court of the Civil Judge Senior Division of Bardez at
Mapusa - Goa, Order and Decree dated 20/08/2021
passed in Inventory Proceeding bearing No.
172/2021/G by the Court of the Civil Judge Junior
Division at Mapusa - Goa, Deed of Sale dated
27/09/2021 and Deed of Sale dated 18/01/2022

and the Survey Records in respect of the SAID FIRST PROPERTY, the SAID SECOND PROPERTY and the SAID THIRD PROPERTY, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners and considering the fact that No Objection has been received in pursuance to the public notice, I am of the opinion that **MRS. PARINDA BAJAJ, MRS. MIHEEKA BAJAJ alias MIHEEKA DAGGUBATI, MRS. PRATIBHA NAHAR alias PRATIBHA ABHAI KUMAR NAHAR and MRS. NEEMA ADEESH NAHAR alias NEEMA ADEESH NAHAR** have clear and marketable title in respect of the SAID FIRST PROPERTY, the SAID SECOND PROPERTY and the SAID THIRD 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 FIRST PROPERTY,

the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**.

2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 23/11/2021 bearing No. 4/287/CNV/AC-III/2021/1574 issued by the Additional Collector-III, North Goa District, Mapusa - Goa has been furnished to establish that area admeasuring **1225 sq. mts.** from the **SAID FIRST PROPERTY**, bearing Survey **No. 271/28** of Village Siolim, Bardez - Goa, was converted for the purpose of Residential with 60 F.A.R.
4. Conversion Sanad dated 23/11/2021 bearing No. 4/288/CNV/AC-III/2021/1576 issued by the Additional Collector-III, North Goa District, Mapusa - Goa has been furnished to establish that the **SAID SECOND PROPERTY**, bearing Survey **No. 271/29** of Village Siolim,



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Bardez - Goa, admeasuring **1275 sq. mts.**,
was converted for the purpose of Residential
with 60 F.A.R.

5. Conversion Sanad dated 23/11/2021 bearing
No. 4/286/CNV/AC-III/2021/1573 issued by
the Additional Collector-III, North Goa
District, Mapusa - Goa has been furnished to
establish that area admeasuring **1250 sq.
mts.** from the **SAID THIRD PROPERTY**,
bearing Survey **No. 271/30** of Village Siolim,
Bardez - Goa, was converted for the purpose
of Residential with 60 F.A.R.

V. **EVIDENCE OF POSSESSION:-**

The **SAID FIRST PROPERTY** bearing Survey No.
271/28 of Village Siolim, Bardez - Goa, the **SAID
SECOND PROPERTY** bearing Survey No. 271/29 of
Village Siolim, Bardez - Goa and the **SAID THIRD
PROPERTY** bearing Survey No. 271/30 of Village
Siolim, Bardez - Goa reflects the names of Anusaya



Vikesh Harmalkar and Vikesh K Harmalkar in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the ownership of the present owner in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**. However it is advisable to carry out mutation proceedings in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and the names of the present owners be added in Form I & XIV.

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 20/01/2022 bearing No. 147/2022 in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** is



furnished to establish that there is no
encumbrance.

CERTIFICATE

From the documents produced from my scrutiny, I
hereby certify that **MRS. PARINDA BAJAJ, MRS.
MIHEEKA BAJAJ alias MIHEEKA DAGGUBATI, MRS.
PRATIBHA NAHAR alias PRATIBHA ABHAI KUMAR
NAHAR and MRS. NEEMA ADEESH NAHAR alias
NEEMA ADEESH NAHAR** have a clear and marketable
title in respect of the **SAID FIRST PROPERTY, the SAID
SECOND PROPERTY** and the **SAID THIRD PROPERTY**
in their respective shares **SUBJECT** to observation
made at **para v** above.

➤ **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 FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and/or (ii) against the larger property;
 - (b) I have taken the title documents under which Mr. Benedito Luis Manoel Fernandes alias Benedict Luis Manuel Fernandes and Mrs. Veronica Preciosa Fernandes alias Veronica Isabella Pereira 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, as set out at 'I' above, as photocopies or scanned copies and the



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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 FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD 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 FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND**



PROPERTY and the SAID THIRD 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 FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD 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.



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ADVOCATE

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- The availability/existence of the access to the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD 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:- 29/04/2022

(Adv. Shivan S. Desai)

