
TITLE REPORT

To,
PRIME INFRABUILD PVT. LTD.,
having its Registered Office at K-1,
Green Park Main,
New Delhi 16

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

- (i) Survey Records Form I & XIV bearing Survey No. 238/7 of Village Candolim, Bardez - Goa.
- (ii) Certificates of Description and Inscription from Land Registrar Bardez.
- (iii) Deed of Partition, dated 29/03/1971 Registered under Regd. No. 435, at pages 155 to 215, Book No. I, Vol. No. 66 on 30/08/1972, in the Office of Notary Ex-Officio Sub-Registrar Ilhas
- (iv) Deed of Acquiescence, dated 16/01/1978, recorded at pages 25 to 28 of Book No. 610 of Notary Ex-Officio of Ilhas at Panaji - Goa.



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- (v) Will dated 16/01/1978, recorded at pages 98 onwards of Book No. 45 in the Office of Notary Ex-Officio of Ilhas at Panaji - Goa.
- (vi) Will dated 16/01/1978, recorded at pages 93 to 98 of Book No. 45 in the Office of Notary Ex-Officio of Ilhas at Panaji - Goa.
- (vii) Deed of Succession, dated 11/01/2000, Book No. 668 at pages 23 to 26 of Deeds in the Office of Notary Ex-Officio Ilhas at Panaji - Goa.
- (viii) Deed of Family Partition dated 02/11/2002, Registered under Regd. No. 2609, at pages 445 to 535, Book No. I, Vol. No. 1130 on 08/11/2002, in the Office of Notary Ex-Officio Sub-Registrar Ilhas.
- (ix) Deed of Sale, dated 26/10/2005, Registered under Regd. No. 217, at pages 01 to 20, Book No. I, Vol. No. 1489 dated 24/01/2006, in the



Office of the Sub-Registrar Mapusa, Bardez -
Goa.

(x) Order dated 21/09/2006

(xi) Deed of Sale dated 03/09/2012 registered under
No. 287 at pages 199 to 215 of Book No. I,
Volume No. 3004 dated 06/09/2012, in the
Office of Sub-Registrar of Mapusa, Bardez - Goa

(xii) Agreement dated 03/09/2012

(xiii) Agreement dated 08/10/2012

(xiv) Agreement dated 04/12/2012

(xv) Agreement dated 15/04/2013

(xvi) Agreement dated 15/04/2013

(xvii) Agreement dated 10/05/2013



(xviii) Agreement dated 10/05/2013

(xix) Agreement dated 08/11/2013

(xx) Deed of Sale dated 15/01/2014 registered before
Sub-Registrar of Bardez, Mapusa - Goa under
Registration No. BRZ-BK1-00310-2014, CD No.
BRZD614 dated 21/01/2014

(xxi) Deed of Rectification dated 18/09/2014
registered before Sub-Registrar of Bardez,
Mapusa - Goa under Registration No. BRZ-BK1-
04269-2014, CD No. BRZD734 dated
26/09/2014

(xxii) Deed of Sale dated 19/09/2014 registered
before Sub-Registrar of Bardez, Mapusa - Goa
under Registration No. BRZ-BK1-04159-2014,
CD No. BRZD731 dated 19/09/2014

(xxiii) Deed of Sale dated 03/11/2015 registered
before Sub-Registrar of Bardez, Mapusa - Goa



under Registration No. BRZ-BK1-08568-2015,
CD No. BRZD774 dated 03/11/2015

(xxiv) Deed of Sale dated 10/06/2016, registered
before Sub-Registrar of Bardez, Mapusa – Goa
under Registration No. BRZ-BK1-02708-2016,
CD No. BRZD780 dated 10/06/2015

(xxv) Survey Plan in respect of the said property.

II. DESCRIPTION OF THE PROPERTY:-

SCHEDULE I

All that property admeasuring 7800.00 sq.mts,
being an independent and self contained parcel of land,
comprised in survey No. 238/7 of Village Candolim,
which property forms part of the Property coconut grove
“Calem Madda” commonly known as “Murdo Grande”
described in the Land Registration Office Bardez under
No. 9919 of Book B 26 New bearing Cadastral Survey
No. 243 and 244. It bears Matriz No. 939 of Village

Candolim. It is situated in the Village Candolim, Bardez Taluka, Sub-district Bardez, District Goa and is bounded as under :-

Towards the East :- By survey No. 244/2;

Towards the West :- By Road;

Towards the North :- By partly road and partly
238/4, 238/5 and 238/6;

Towards the South :- By survey No. 245/1 and
245/2;

This property shall hereinafter referred to as the **SAID BIGGER PROPERTY**

SCHEDULE-II

ALL that Portion admeasuring **3043.04** sq. mts., from the property described in Schedule I above and situated at Village Candolim within the limits of Gram Panchayat of Candolim, Taluka and Sub-District of



Bardez, North Goa District and State of Goa and
bounded as under:

On the South : By survey No. 245/1 and 245/2;

On the East : By partly 6mts. wide road and partly
remaining part of the said property
described in Schedule I above;

On the West : by road;

On the North : By partly road and partly 238/4,
238/5 and 238/6.

This property shall hereinafter referred to as the **SAID
PROPERTY**

III. TRACING OF PARTIES TITLE:-

1. As per the Land Registration Records of Bardez,
the Said Bigger Property stands inscribed under
No. 37436 of Book G-41 at page 27 and 27v, in



the name of Mr. Shridhar Bobo Caculo, and it was held by him in his capacity as the Karta of his HUF. Inscription and description are title records maintained by the Portuguese prior to 1961 which are in the nature of ownership records.

2. **Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. *Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said records are still recognized 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 document is referred to as
Description & Inscription Certificate. In
terms of the Portuguese Law which is still
applicable in Goa and in terms of the
principles of law laid down by the courts in
Goa, the Inscription & Description
Certificate (Land Registration Certificate) is
a title document for all legal and practical
purposes and therefore the same is a vital
document for assessment of title to the
property.*

3. *The Hon'ble High Court of Bombay at Goa
in the case of **Jossephine D'Costa V/s.
Khushali Govind Naik Desai** and other
reported at Manu/MH/1303/2004 has observed
that "The Plaintiffs property has been
inscribed in the names of Plaintiffs from 14th
August, 1937. One of the main objects of the
Code of Land Registration was to give publicity to*

the inherent rights to immovable properties. Article 953 of the Civil Code, 1860 provides that the inscription in the registration of a title of conveyance without condition precedent, involves, irrespective of any other formality the transfer of possession in favour of a person in whose favour such inscription has been done. In other words, by virtue of the aforesaid article, the Plaintiffs had in their favour evidence of the both of tittle and possession in respect of the property claimed by them against none proved by the Defendants,"

4. Vide Deed of partition dated 29th March 1971, registered under No. 435 at pages 155 to 215 of Book No. 1, Vol. 66 on 30th August 1972, certain assets belonging to the aforesaid HUF, as mentioned in the said deed, were partitioned and the Said Bigger Property mentioned at item No. 9 of Schedule I of the said deed, came

to be allotted to Mr. Shridhar Bobo Caculo by virtue of which Mr. Shridhar Caculo became the owner of the Said Property.

5. The said Shridhar Caculo was married to Mrs. Shantabai Shridhar Bobo Caculo. By virtue of law of communion of assets, the said Shantabai Shridhar Bobo Caculo became co-owner of the said property. In terms of law of communion of assets, applicable in Goa, a spouse, by virtue of marriage gets 50% rights in the property of the other spouse.

6. The said Mr. Shridhar Sinai Bobo Caculo and his wife Shantabai, during their lifetime made 2 separate wills, both dated 16/01/1978, recorded at pages 98 onwards of Book No. 45 of Wills and pages 93 to 98 of Book No. 45 of Wills respectively with corresponding deed of acquiescence dated 16/01/1978, recorded at pages 25 to 28 of Book No. 610 of Notary Ex-



Officio of Ilhas at Panaji – Goa, in pursuance to which the testators bequeathed portions of their estate in favour of their sons Mr. Mohan Caculo, Mr. Pandurang Caculo and their grandsons Mr. Manoj Caculo and Mr. Suraj Caculo in the manner contained in the said two Wills.

7. The said Mr. Shridhar Sinai Bobo Caculo died on 08/03/1987 and the said Mrs. Shantabai Shridhar Caculo died on 05/05/1998.
8. The deed of succession on the death of the said Mr. Shridhar Sinai Bobo Caculo and of Mrs. Shantabai Shridhar Caculo, was drawn on 11/01/2000 in Book No. 668 at pages 23 to 26 of Deeds in the Office of the Notary Public Ex-Officio of Ilhas. As per this Deed of Succession and in view of the bequeathals made in the aforesaid two Wills both dated 16/01/1978, the said Mr. Mohan Shridhar Sinai Bobo Caculo



married to Mrs. Surekha Mohan Caculo and Mr. Paudurang Shridhar Sinai Bobo Caculo also known as Mr. Suhas Shridhar Sinai Bobo Caculo married to Mrs. Mangala Pandurang Caculo, were their only legal heirs and their grandsons Mr. Manoj Caculo married to Mrs. Meghna Caculo and Mr. Suraj Caculo married to Mrs. Shefali Caculo were their testamentary heirs, all of whom became entitled to the estate left behind by the said late Mr. Shridhar Sinai Bobo Caculo and Mrs. Shantabai Shridhar Bobo Caculo, as mentioned in the said two Wills.

9. All the legal heirs of the said late Mr. Shridhar Sinai Bobo Caculo and Mrs. Shantabai Shridhar Bobo Caculo mentioned above, along with their respective spouses, executed on 2nd November 2002, a Deed of Family Partition, registered under No. 2609, at pages 445 to 535 of Book No. I, Vol. 1130 on 08/11/2002 in the Office of the



Sub-Registrar of Ilhas. As per this Deed, the properties left behind by the said late Mr. Shridhar Sinai Bobo Cacul and late Mrs. Shantabai Bobo Caculo, were divided by metes and bounds by way of family division.

10. In pursuance to the said deed of Family Partition, the Said Bigger Property, detailed under item No. 9 of Schedule I thereto, was allotted to Mr. Manoj Caculo and Mr. Suraj Caculo in equal shares as mentioned in para 1 of Schedule V of the said deed.

11. The said Mr. Manoj Caculo is married to Mrs. Meghna Caculo and Mr. Suraj Caculo is married to Mrs. Shefali Caculo, as per the regime of the Communion of Estate still prevalent in Goa.

12. In view of what is stated above, the ownership of the Said Bigger Property devolved unto Mr.



Manoj Caculo, Mrs. Meghna Caculo, Mr. Suraj
Caculo and Mrs. Shefali Caculo.

13. The Said Property, which originally formed a part of the Said Bigger Property was partitioned as a distinct property bearing survey No. 248/1-C vide order dated 21/09/2006 and by virtue of the same, the said Mr. Manoj Caculo, Mrs. Meghna Caculo, Mr. Suraj Caculo and Mrs. Shefali Caculo became owners in possession of the said property.

14. Vide Deed of Sale dated 26/10/2005, duly registered in office of Sub Registrar of Ilhas, under No. 217, at Pages 01 to 20, Book No. I, Volume No. 1489 dated 24/01/2006, the said the said Mr. Manoj Caculo, Mrs. Meghna Caculo, Mr. Suraj Caculo and Mrs. Shefali Caculo sold and transferred the said property in favour of Kamat Housing And Development India Pvt. Ltd.



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15. The said Kamat Housing and Development India Pvt. Ltd. has, in pursuance to the Order Passed by the Hon'ble High Court of Bombay at Panaji Goa in Company Petition No. 07/2010 in the Scheme of Amalgamation, since merged with the said Kamat Contruction & Resorts Pvt. Ltd.
16. Vide Deed of Sale dated 03/09/2012 registered under No. 287 at pages 199 to 215 of Book No. I, Volume No. 3004 dated 06/09/2012, in the Office of Sub-Registrar of Mapusa, Bardez - Goa, the said Kamat Construction & Resorts Pvt. Ltd. sold the said bigger property in favour of Conscient Infrastructure Pvt. Ltd.
17. Vide Deed of Sale dated 03/09/2012, the said Conscient Infrastructure Pvt. Ltd. became owner in possession of the said bigger property.
18. Vide Agreement dated 03/09/2012, Mr. Sebastio Francisco Dias and his wife, Mrs. Apolina



Sebastio Francisco Dias assigned/relinquished/
surrendered all their right, interest in respect
their mundkarial rights of Enelina Dias in
favour of the said Conscient Infrastructure Pvt.
Ltd. in lieu of the said constructing and handing
over possession of Flats bearing Nos. 3, 9 and
15 in their favour.

19. Vide Agreement dated 08/10/2012, Mrs.
Cristina D'Mello, Mr. Melville D'Mello and his
wife, Mrs. Maclyn D'Mello, Mrs. Marie Fernandes
and her husband, Mr. John Fernandes, Mrs.
Melissa D'Mello alias Melissa Fernandes and her
husband, Mr. Hillary Fernandes alias Hillary
John Fernandes alias Hillary J. Fernandes
assigned/ relinquished/surrendered all their
right, interest in respect their mundkarial rights
of Severina Zuzarte in favour of the said
Conscient Infrastructure Pvt. Ltd. in lieu of the
said Conscient Infrastructure Pvt. Ltd.



constructing and handing over possession of
Flats bearing Nos. 6, 12 and 18 in their favour.

20. Vide Agreement dated 04/12/2012, Mr. Niclous
D'souza and his wife, Mrs. Margaret D'Souza,
Mr. Anthony Francis D'Souza, Mr. Cajetan
Joseph D'Souza, Mrs. Angela Philomena D'Souza
and her husband, Mr. Oscar D'Souza, Mr.
Francis Benedicto D'Souza and his wife, Mrs.
Resina Virginia D'Souza assigned/relinquished/
surrendered all their right, interest in respect
their mundkarial rights of Nacimenta D'Souza in
favour of the said Conscient Infrastructure Pvt.
Ltd. in lieu of the said Conscient Infrastructure
Pvt. Ltd. constructing and handing over
possession of Flats bearing Nos. 2, 5 and 11 in
their favour.

21. Vide Agreement dated 15/04/2013, Mr.
Bartolomeo Peter Fernandes and his wife, Mrs.
Ana Sebastiana Linda Fernandes assigned/



relinquished/surrendered all their right, interest in respect their mundkarial rights of Mrs. Santana Adalina Fernandes alias Rodrigues in favour of the said Conscient Infrastructure Pvt. Ltd. in lieu of the said Conscient Infrastructure Pvt. Ltd. constructing and handing over possession of Flat bearing No. 4 in their favour.

22. Vide Agreement dated 15/04/2013, Mrs. Santana Adalina Fernandes alias Rodrigues and Mr. Remigio Francisco M. Fernandes, assigned/ relinquished/surrendered all their right, interest in respect their mundkarial rights of Mrs. Santana Adalina Fernandes alias Rodrigues in favour of the said Conscient Infrastructure Pvt. Ltd. in lieu of the said Conscient Infrastructure Pvt. Ltd. constructing and handing over possession of Flat bearing No. 8 in their favour.



23. Vide Agreement dated 10/05/2013, Mr. Peter Anthony D'Souza and his wife, Mrs. Maria Peter D'Souza assigned/relinquished/surrendered all their right, interest in respect their mundkarial rights of Julia D'Souza in favour of the said Conscient Infrastructure Pvt. Ltd. in lieu of the said Conscient Infrastructure Pvt. Ltd. constructing and handing over possession of Flats bearing No. 1, 7 and 13 in their favour.

24. Vide Agreement dated 10/05/2013, Mrs. Rosy D'Souza and Mrs. Maria Pereira assigned/relinquished/surrendered all their right, interest in respect their mundkarial rights of Mr. Francis D'Souza in favour of the said Conscient Infrastructure Pvt. Ltd. in lieu of the said Conscient Infrastructure Pvt. Ltd. constructing and handing over possession of Flat bearing No. 14 in their favour.



25. Vide Agreement dated 08/11/2013, Mrs. Lucy D'Souza, Mrs. Elizabeth Sherigar and her husband, Mr. Vinay Sherigar, Ms. Elvira D'Souza and her husband, Mr. Aldrin Phillips, Ms. Elrika D'Souza, assigned/relinquished/surrendered all their right, interest in respect their mundkarial rights of Mrs. Josephine Fernandes in favour of the said Conscient Infrastructure Pvt. Ltd. in lieu of the said Conscient Infrastructure Pvt. Ltd. constructing and handing over possession of Flats bearing Nos. 10, 16 and 17 in their favour.

26. Parties to the above Agreements dated 10/07/2011, 03/09/2012, 08/10/2012, 04/12/2012, 04/04/2013, 15/04/2013, 10/05/2013, 15/05/2013 and 08/11/2013, constituted a Housing Society by name **"MUDDO RESIDENCY, CANDOLIM"**, incorporated under



The Societies Registration Act, 1860 under No.
557/Goa/2013.

27. The said Conscient Infrastructure Pvt. Ltd. shall construct the premises in terms of the above Agreements and hand over the same to the concerned parties which premises shall be constructed in a plot forming part of the said bigger property which plot is admeasuring **1400 sq. mts.** and hereinafter referred to as the **SAID PLOT**

28. Vide Deed of Sale dated 15/01/2014 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00310-2014, CD No. BRZD614 dated 21/01/2014, the said Conscient Infrastructure Pvt. Ltd. sold a part of the said bigger property admeasuring **3043.04 sq. mts.** in favour of Prime Infrabuild Pvt. Ltd.



29. In the said Deed of Sale dated 15/01/2014, there was a typographical error which was rectified vide Deed of Rectification dated 18/09/2014 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-04269-2014, CD No. BRZD734 dated 26/09/2014.

30. Vide Deed of Sale dated 19/09/2014 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-04159-2014, CD No. BRZD731 dated 19/09/2014, the said Conscient Infrastructure Pvt. Ltd. sold the **SAID PLOT** admeasuring **1400** sq. mts. in favour of **"MUDDO RESIDENCY, CANDOLIM"**

31. Vide Deed of Sale dated 03/11/2015 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-08568-2015, CD No. BRZD774 dated 03/11/2015, the said Conscient Infrastructure Pvt. Ltd. sold **PLOT D**



admeasuring **200** sq. mts. forming part of the said bigger property in favour of Mr. Apanna Kalu Naik, Mrs. Suman Babu Naik, Holy Cross Chapel, Rukmini Tukaram Naik and Mrs. Tara Chavan.

32. In pursuance to Agreement dated 08/10/2012, vide Deed of Sale dated 10/06/2016, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02708-2016, CD No. BRZD780 dated 10/06/2015, the said Mrs. Cristina D'Mello, Mr. Melville D'Mello and his wife, Mrs. Maclyn D'Mello, Mrs. Marie Fernandes and her husband, Mr. John Fernandes, Mrs. Melissa D'Mello alias Melissa Fernandes and her husband, Mr. Hillary Fernandes alias Hillary John Fernandes alias Hillary J. Fernandes sold their plot admeasuring 300 sq. mts. forming part of the



said bigger property in favour of the said
Conscient Infrastructure Pvt. Ltd.

33. In the light of above, the said Prime Infrabuild
Pvt. Ltd. is the owner of all that part of the said
bigger property admeasuring **3043.04 sq. mts.**
more particularly described in **Schedule II**
hereinabove and hereinafter referred to as the
SAID PROPERTY

34. In light of above, considering the fact that the
Inscription Description Certificates, Deed of
Partition dated 29/03/1971, Deed of
Acquiescence dated 16/01/1978, Will dated
16/01/1978, Will dated 16/01/1978, Deed of
Succession dated 11/01/2000, Deed of Family
Partition dated 02/11/2002, Deed of Sale dated
26/10/2005, Order dated 21/09/2006, Deed of
Sale dated 03/09/2012, Agreement dated
03/09/2012, Agreement dated 08/10/2012,
Agreement dated 04/12/2012, Agreement dated



15/04/2013, Agreement dated 15/04/2013, Agreement dated 10/05/2013, Agreement dated 10/05/2013, Agreement dated 08/11/2013, Deed of Sale dated 15/01/2014 read with Deed of Rectification dated 18/09/2014, Deed of Sale dated 19/09/2014, Deed of Sale dated 03/11/2015 and Deed of Sale dated 10/06/2016 and survey records in respect of the **SAID PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and are 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 **PRIME INFRABUILD PVT. LTD.** has clear and marketable title in respect of the **SAID PROPERTY** admeasuring **3043.04 sq. mts.** forming part of the said bigger property **SUBJECT** to the following :



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- i. The Publication of Public Notice inviting objections from the general public, if any
 - ii. Production of the following documents:
 1. Nil Encumbrance Certificate
 2. Zoning Certificate

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

1. No tenants are reflected in the survey records of the **said bigger property**
2. Mundkars (Store room of occupant and St. Francis Chapel) are reflected in the survey records of the said property. Mundkars are entitled to an area of 300 sq. mts around the house and the claims of the Mundkars should be settled to clear the encumbrances
3. The Urban Ceiling Act is not applicable to the State of Goa.



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4. No zoning certificate is furnished to ascertain zoning of the said property.
 5. No Conversion **Sanad** has been furnished to establish that the **SAID PROPERTY** are converted from agricultural to non-agricultural purposes.
 6. 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 bigger property bearing Survey No. 238/7 of Village Candolim, Bardez - Goa reflects the names of Conscient Infrastructure Pvt. Ltd., Prime Infrabuild Pvt. Ltd., Apanna Kalu Naik, Suman Babu Naik, Rukmini Tukaram Naik, Holy Cross Chapel and Tara Chavan in Form I & XIV issued by the Department of Survey, Government of Goa.



However it is advisable to carry out partition proceedings in respect of the SAID PROPERTY.

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**. No Nil Encumbrance Certificate in respect of the **SAID PROPERTY** is furnished to establish that there is no encumbrance. **However updated Nil Encumbrance Certificate needs to be furnished in respect of the SAID PROPERTY.**

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **PRIME INFRABUILD PVT. LTD.** has clear and marketable title in respect of the **SAID PROPERTY** admeasuring **3043.04 sq. mts.** forming part of the said bigger property **SUBJECT** to the following:



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- i. The Publication of Public Notice inviting objections from the general public, if any
 - ii. Observation made at para V above
 - iii. Production of the following documents:
 1. Nil Encumbrance Certificate
 2. Zoning 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 '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; and
 - (a) I have taken the title documents under which Mr. Shridhar Bobo Caculo Karta of his HUF acquired the land as root of title.
- For the purpose of issuing this report on title, I have assumed:



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- (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;
- (a) 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;
- (b) that all the documents relating to the **SAID PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;
- (c) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (d) that there are no pending litigations in respect of the **SAID PROPERTY**; and



Shivan S. Desai
ADVOCATE

Off:
603, Ambrosia Corporate Park
6th Floor, Patto,
Panaji-Goa

(e) 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.



Shivan S. Desai
ADVOCATE

Off:
603, Ambrosia Corporate Park
6th Floor, Patto,
Panaji-Goa

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- 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:- 05/11/2022

(Adv. Shivan S. Desai)