

TITLE REPORT

To,

**M/S. VISION DEMPO HOSPITALITY AND ESTATES
PRIVATE LIMITED,**

having its office at Vision House, House no. 179/C-1,
Bairo Alto Dos Pilotos, Jose Falcao Road,
Panaji Goa, 403001,

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

- a. Survey Records Form I & XIV bearing Survey No.
240 Sub-Division No. 4 of Village Socorro,
Baredz - Goa.
- b. Description Certificate (bearing No. No. 28285 of
Book B-72, page 199)
- c. Inscription Certificate (bearing No. 21154 of
Book G-27, page 169V)
- d. Manual Form I & XIV
- e. Form III
- f. Form IX



- g. Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 609 of Book No. I, Volume No. 241 dated 22/07/1994
- h. Deed of Sale dated 26/03/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 477 of Book No. I, Volume No. 203 dated 27/10/1993
- i. Deed of Succession dated 26/04/2010 drawn in the Notary Book under No. 830 at pages 51v to 53 dated 26/04/2010 before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Mapusa Bardez - Goa
- j. Deed of Sale dated 15/05/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02806-2013, CD No. BRZD507 dated 07/06/2013



- k. Deed of Qualification of Heirship dated 22/01/2021 drawn in the Notary Book under No. 1683 at pages 7r to 9 dated 22/01/2021 before Civil Registrar-cum-Sub-Registrar, Salcete, Margao – Goa
- l. Deed of Succession dated 07/06/2022 drawn in the Notary Book under No. 754 at page 81 onward before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Ilhas, Panaji – Goa
- m. Conversion Sanad dated 12/02/2010 bearing No. RB/CNV/BAR/51/2008 issued by the Collector, North Goa District, Panaji – Goa
- n. Judgement and Order dated 30/08/2016, passed by the Inspector of Surveys & Land Records, Mapusa – Goa in Case No. 9/ISLR/MAP/AMAL/13/2015
- o. Survey Plan



II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE - I

ALL THAT Property known as "**GHORBHAT**", situated at **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28285 of Book B-72, page 199 and not enrolled in the Taluka Revenue Office and surveyed under Survey No. **240/4** admeasuring an area of **1500 sq. mts.**,

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

SCHEDULE - II

ALL THAT Property known as "**GHARBHAT**", situated at Village **Socorro**, within the limits of the Village Panchayat of Socorro in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, the said property is not registered in the Land Registration Office nor enrolled in the Taluka Revenue Office of



Bardez and surveyed under Survey No. **240/6**,
admeasuring an area of **1600 sq. mts.**,

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

SCHEDULE - III

ALL THAT Amalgamated property admeasuring 3100 sq.
mts. known as "**GHORBHAT**", situated at **Socorro**
Village, within the jurisdiction of Village Panchayat of
Socorro, Taluka and Sub-District of Bardez, District
North Goa, State of Goa which property is described in
the Land Registration Office under No. 28285 of Book B-
72, page 199 and not enrolled in the Taluka Revenue
Office and surveyed under Survey No. **240/4 and** is
bounded as follows:

On or towards the EAST: by the property of heirs of
Antonio Francisco Crisologo;

On or towards the WEST: by the public road;

On or towards the NORTH : by the property of Ascena
Souza;



On or towards the SOUTH : by Survey No. 240/8

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

III. TRACING OF PARTIES TITLE:

1. The **SAID FIRST PROPERTY** is described under Description No. 28285 of Book B-72, page 199 and inscribed on **27th June 1927** under No. 21154 of Book G-27, page 169V in favour of Pedro Antonio Sebastiao Remedio Francisco Paulo de Souza. The said Inscription Certificate reveals that the **SAID FIRST PROPERTY** was purchased by the said Pedro Antonio Sebastiao Remedio Francisco Paulo de Souza for the price of 125 rupees from Joaquim Antonio dos Milagres e Souza, widower, Luiza Maria de Saldanha, widow of Caitano Manoel de Souza, Miguel Jose Furtado and his wife, Maria Regina Conceicao de Albuquerque and Verediana Josefa de Souza, widow of Jose Xavier Vas vide Deed dated 18th December 1925.



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

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

in respect of the **SAID FIRST PROPERTY** bearing Survey No. **240/4** of Village Socorro, Bardez – Goa clearly shows the name of Antonio Francisco Crizologo Vaz as occupant in the Occupants column and after deleting the said name, the names of Carlos Eugenor Sebastiao Vaz; Mario Alexo Vaz and Elsa Saldanha were added as occupants in the Occupants column.

in respect of the **SAID SECOND PROPERTY** bearing Survey No. **240/6** of Village Socorro, Bardez – Goa clearly shows the name of Minguel Jose Furtado as occupant in the Occupants column and after deleting the said name, the names of David Furtado



and Patrick Lionel Furtado were added as occupants in the Occupants column.

The said Manual Form I & XIV is consistent with the devolution of ownership.

5. Under Section 105 of the Goa Land Revenue Code, entry reflected in Form I & XIV is presumed to be true unless substituted by an appropriate proceeding in terms of law. In view of the same, there is presumption of possession in favour of a person reflected in Form I & XIV rebutted by cogent evidence in a Court of Law. The survey records were created in the year 1971 to 1975 and the entries are relatable to the said period of 1971 to 1975.
6. In the case of Diksha Holdings V/s Sita Rama Naik reported in 1998(2) GLT 444, the Hon'ble High Court of Bombay at Goa has held that "*upon promulgation of survey under the Goa Land Revenue Code, all the*



previous surveys ceased to exist and the presumption under Section 105 shall prevail”.

7. In the case of Shri. Damodara Ranum Porobo Loundo versus Shri Bhaskar R. Jalmi and others, reported in 1990(2) GLT 407, the Hon'ble High Court of Bombay at Goa has held as under:

“In fact, Section 105 of the Land Revenue Code provides that an entry in the Record of Rights and a certified entry in the register of mutation shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore. In other words, the presumption of correctness of the entries in the Record of Rights stands until duly rebutted or until the said entry is substituted by a fresh one.”

“Therefore, affidavit evidence has got only prima facie value and does not constitute sufficient and conclusive proof to disprove and rebut a presumption that arises by law in respect of the



entries made in the Record of Rights after due inquiry."

8. Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 609 of Book No. I, Volume No. 241 dated 22/07/1994 reveals that the SAID FIRST PROPERTY originally belonged to Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha all legal heirs of the said Antonio Francisco Crizologo Vaz

9. Deed of Sale dated 26/03/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 477 of Book No. I, Volume No. 203 dated 27/10/1993 reveals that the SAID SECOND PROPERTY originally belonged to Mr. David Joseph

Manuel Furtado, bachelor and Mr. Patrick Lionel Furtado.

10. Vide Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 609 of Book No. I, Volume No. 241 dated 22/07/1994, the said Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha sold the SAID FIRST PROPERTY in favour of Shri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajani Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Mr. Charudatta Yeshwant Kamat, Shri. Ramchandra Ganpat Rao and Shri. Pedro N. Gama.

11. Vide Deed of Sale dated 26/03/1993 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 477 of Book No. I, Volume No. 203



dated 27/10/1993, the said Mr. David Joseph Manuel Furtado, bachelor, Mr. Patrick Lionel Furtado sold the SAID SECOND PROPERTY in favour of Shri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajani Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Shri. Dasharath Kuso Gosavi, Shri. Ramchandra Ganpat Rao and Shri. Pedro Natalino Gama alias Peter Gama.

12. Deed of Succession dated 26/04/2010 drawn in the Notary Book under No. 830 at pages 51v to 53 dated 26/04/2010 before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Mapusa Bardez – Goa reveals that the said Shri. Digambar Mukund Naik alias Digambar Mucunda Naique alias Digambar Mukund Naik Parrikar passed away on 02/08/2006 leaving behind his widow and moiety holder, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar and his



two daughters, namely, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar married to Mr. Viraj Vishwanath Gaonkar and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi married to Mr. Manish Prakash Dalvi as his sole and universal legal heirs.

13. Vide Deed of Sale dated 15/05/2013 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-02806-2013, CD No. BRZD507 dated 07/06/2013, the said Shri. Dasharath Kuso Gosavi and his wife, Smt. Ranjana Dasharath Gosavi sold their 1/8th undivided right corresponding to area 200 sq. mts. in the SAID SECOND PROPERTY in favour of Mr. Charudatta Yeshwant Kamat.

14. Deed of Qualification of Heirship dated 22/01/2021 drawn in the Notary Book under No. 1683 at pages 7r to 9 dated 22/01/2021 before Civil Registrar-



cum-Sub-Registrar, Salcete, Margao – Goa reveals that the said Pedro Natalino Gama passed away on 09/12/2020 leaving behind his widow and moiety holder, Mrs. Lourenca Endro alias Lourenca Endro E Gama and his only son, namely, Mr. Neville Socorro Cruz Gama married to Mrs. Alvira Dias as his sole and universal legal heirs.

15. Deed of Succession dated 07/06/2022 drawn in the Notary Book under No. 754 at page 81 onward before Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Ilhas, Panaji – Goa reveals that the said Shri. Gokuldas Tukaram Verdekar alias Goculdas Tucarama Verdecar passed away on 26/11/2021 leaving behind his widow and moiety holder, Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker and his three children, namely, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker and Mrs. Akshada Gokuldas Verdeker married to



Mr. Deepraj Ganendra Maencar as his sole and universal legal heirs which.

16. Vide Conversion Sanad dated 12/02/2010 bearing No. RB/CNV/BAR/51/2008 issued by the Collector, North Goa District, Panaji - Goa, the SAID FIRST PROPERTY and the SAID SECOND PROPERTY, totally admeasuring **3100 sq. mts.** was converted for the purpose of Residential.

17. In view of above, the said Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker, Mrs. Akshada Gokuldas Verdeker and her husband, Mr. Deepraj Ganendra Maencar, Mrs. Baby Shettigar and her husband, Mr. Mohan Kumar Padmashali, Smt. Rajani Vasudev Gosavi and her husband, Mr. Vasudev Sitaram Gosavi, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar, Mrs. Samiksha Digambar Naik Parrikar

alias Sumiksha Viraj Gaonkar and her husband, Mr. Viraj Vishwanath Gaonkar, and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi and her husband, Mr. Manish Prakash Dalvi, Shri. Uday Ladu Naik and his wife, Mrs. Rupa Uday Naik Madkaikar, Mr. Charudatta Yeshwant Kamat and his wife, Mrs. Reshma Narayan Pai Kuchelkar, Shri. Ramchandra Ganpat Rao and his wife, Mrs. Medha Ramchandra Rao and Mrs. Lourenca Endro alias Lourenca Endro E Gama, Mr. Neville Socorro Cruz Gama and his wife, Mrs. Alvira Dias became absolute owners in possession of the SAID FIRST PROPERTY and the SAID SECOND PROPERTY.

18. Application dated 16/07/2015 was filed for amalgamation of the SAID FIRST PROPERTY and the SAID SECOND PROPERTY into one before the Inspector of Surveys & Land Records, Mapusa - Goa bearing Case No. 9/ISLR/MAP/AMAL/13/2015 by

the said owners of the SAID FIRST PROPERTY and
the SAID SECOND PROPERTY.

19. Vide Judgement and Order dated 30/08/2016,
passed by the Inspector of Surveys & Land Records,
Mapusa - Goa in Case No.
9/ISLR/MAP/AMAL/13/2015, the SAID FIRST
PROPERTY and the SAID SECOND PROPERTY were
amalgamated in one Survey No. 240/4 of Village
Socorro, Bardez - Goa, totally admeasuring an area
of **3100 sq. mts.**, which amalgamated property is
hereinafter referred to as the **SAID AMALGAMATED
PROPERTY** and more particularly described in
SCHEDULE-III hereinabove.

20. Public Notice was published in Gomantak (Marathi)
and Navhind Times dated 14/07/2022 wherein
objections within a period of 15 days from the date
of publication were invited from the general public
for sale of the **SAID AMALGAMATED PROPERTY**,



admeasuring **3100 sq. mts.** by the said Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker, Mrs. Akshada Gokuldas Verdeker and her husband, Mr. Deepraj Ganendra Maencar, Mrs. Baby Shettigar and her husband, Mr. Mohan Kumar Padmashali, Smt. Rajani Vasudev Gosavi and her husband, Mr. Vasudev Sitaram Gosavi, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar and her husband, Mr. Viraj Vishwanath Gaonkar, and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi and her husband, Mr. Manish Prakash Dalvi, Shri. Uday Ladu Naik and his wife, Mrs. Rupa Uday Naik Madkaikar, Mr. Charudatta Yeshwant Kamat and his wife, Mrs. Reshma Narayan Pai Kuchelkar, Shri. Ramchandra Ganpat Rao and his wife, Mrs. Medha Ramchandra Rao and Mrs. Lourenca Endro alias Lourenca Endro E Gama, Mr. Neville Socorro Cruz



Gama and his wife, Mrs. Alvira Dias and after elapse of 15 days no objection are received.

21. Although there is no link documents furnished to establish relation between Pedro Antonio Sebastiao Remedio Francisco Paulo de Souza and Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha, as per Article 529 of the Portuguese Civil Code, 1867, when the possession of immovable property has lasted 30 years, prescription shall operate regardless of bad faith or lack of title. The said provision of law essentially means that the principle of prescription shall be in favour of the occupant even if the same has been occupied in absence of a legal title document. Applying the same principle to the SAID FIRST PROPERTY, the records disclose the said Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario

Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha have been in peaceful possession of the said first property since 1993 and the subsequent Deed of Sale dated 26/10/1993 confirm the continuance of the possession of Shri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajani Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Mr. Charudatta Yeshwant Kamat, Shri. Ramchandra Ganpat Rao and Shri. Pedro N. Gama

22. As per Article 529 of the Portuguese Civil Code, 1867, when the possession of immovable property has lasted 30 years, prescription shall operate regardless of bad faith or lack of title. The said provision of law essentially means that the principle of prescription shall be in favour of the occupant even if the same has been occupied in absence of a

legal title document. Applying the same principle to the SAID SECOND PROPERTY, the records disclose the said Mr. David Joseph Manuel Furtado, bachelor and Mr. Patrick Lionel Furtado have been in peaceful possession of the said first property since 1993 and the subsequent Deed of Sale dated 26/03/1993 confirm the continuance of the possession of Shri. Gokuldas Tukaram Verdekar, Smt. Baby Shettigar, Smt. Rajani Vasudev Gosavi, Shri. Digambar Mukund Naik, Shri. Uday Ladu Naik, Shri. Dasharath Kuso Gosavi, Shri. Ramchandra Ganpat Rao and Shri. Pedro Natalino Gama alias Peter Gama

23. Finally in pursuance to Deed of Succession dated 26/04/2010, Deed of Sale dated 15/05/2013, Deed of Qualification of Heirship dated 22/01/2021, Deed of Succession dated 07/06/2022 and Judgement and Order dated 30/08/2016, passed by the Inspector of Surveys & Land Records, Mapusa - Goa



in Case No. 9/ISLR/MAP/AMAL/13/2015, the possession of the said Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker, Mrs. Akshada Gokuldas Verdeker and her husband, Mr. Deepraj Ganendra Maencar, Mrs. Baby Shettigar and her husband, Mr. Mohan Kumar Padmashali, Smt. Rajani Vasudev Gosavi and her husband, Mr. Vasudev Sitaram Gosavi, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar and her husband, Mr. Viraj Vishwanath Gaonkar, and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi and her husband, Mr. Manish Prakash Dalvi, Shri. Uday Ladu Naik and his wife, Mrs. Rupa Uday Naik Madkaikar, Mr. Charudatta Yeshwant Kamat and his wife, Mrs. Reshma Narayan Pai Kuchelkar, Shri. Ramchandra Ganpat Rao and his wife, Mrs. Medha Ramchandra Rao and Mrs. Lourenca Endro alias



Lourenca Endro E Gama, Mr. Neville Socorro Cruz Gama and his wife, Mrs. Alvira Dias was established in respect of the **SAID AMALGAMATED PROPERTY**.

24. In light of above, considering the fact that the Inscription Description Certificate, Form III, Form IX, Manual Form I & XIV, Deed of Sale dated 26/10/1993, Deed of Sale dated 26/03/1993, Deed of Succession dated 26/04/2010, Deed of Sale dated 15/05/2013, Deed of Qualification of Heirship dated 22/01/2021, Deed of Succession dated 07/06/2022 and Judgement and Order dated 30/08/2016, passed by the Inspector of Surveys & Land Records, Mapusa - Goa in Case No. 9/ISLR/MAP/AMAL/13/2015 and the Survey Records in respect of the **SAID AMALGAMATED 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 Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker, Mrs. Akshada Gokuldas Verdeker and her husband, Mr. Deepraj Ganendra Maencar, Mrs. Baby Shettigar and her husband, Mr. Mohan Kumar Padmashali, Smt. Rajani Vasudev Gosavi and her husband, Mr. Vasudev Sitaram Gosavi, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik Parrikar, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar and her husband, Mr. Viraj Vishwanath Gaonkar, and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi and her husband, Mr. Manish Prakash Dalvi, Shri. Uday Ladu Naik and his wife, Mrs. Rupa Uday Naik Madkaikar, Mr. Charudatta Yeshwant Kamat and his wife, Mrs. Reshma Narayan Pai Kuchelkar, Shri. Ramchandra Ganpat Rao and his wife, Mrs. Medha Ramchandra Rao and Mrs. Lourenca Endro alias



Lourenca Endro E Gama, Mr. Neville Socorro Cruz Gama and his wife, Mrs. Alvira Dias have a clear and marketable title in respect of the **SAID AMALGAMATED PROPERTY SUBJECT** to the following.

- i. Inspection of Originals of the following documents:
 - (a) Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 609 of Book No. I, Volume No. 241 dated 22/07/1994
 - (b) Deed of Sale dated 26/03/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 477 of Book No. I, Volume No. 203 dated 27/10/1993
 - (c) Deed of Sale dated 15/05/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under



Registration No. BRZ-BK1-02806-
2013, CD No. BRZD507 dated
07/06/2013

ii. Production of the Nil Encumbrance
Certificate

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 and the SAID SECOND PROPERTY.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 12/02/2010 bearing No. RB/CNV/BAR/51/2008 issued by the Collector, North Goa District, Panaji – Goa has been furnished to establish that the SAID FIRST PROPERTY and the SAID SECOND PROPERTY, totally admeasuring **3100 sq.**

mts. was converted for the purpose of
Residential

V. **EVIDENCE OF POSSESSION:-**

The **SAID AMALGAMATED PROPERTY** bearing Survey No. **240/4** of Village Socorro, Bardez - Goa reflects the names of Gokuldas Tukaram Verdeker, Baby Shettigar, Digamber Mukund Naik, Charudatta Yeshwant Kamat, Ramchandra Ganpat Rao, Pedro Natalino Gama alias Peter Gama, Uday Ladu Naik and Rajani Vasudev Gosavi in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owners. **However it is advisable to carry out mutation proceedings in the name of all the legal heirs of the original owners.**

VI. **ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not

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

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that Mrs. Nirupa Mangaocar alias Nirupa Gokuldas Verdeker, Mr. Tushar Gokuldas Verdeker, Mr. Anurag Gokuldas Verdeker, Mrs. Akshada Gokuldas Verdeker and her husband, Mr. Deepraj Ganendra Maencar, Mrs. Baby Shettigar and her husband, Mr. Mohan Kumar Padmashali, Smt. Rajani Vasudev Gosavi and her husband, Mr. Vasudev Sitaram Gosavi, Mrs. Xalinim Colopo alias Shalini Digambar Naik alias Shalini Digambar Naik



Parrikar, Mrs. Samiksha Digambar Naik Parrikar alias Sumiksha Viraj Gaonkar and her husband, Mr. Viraj Vishwanath Gaonkar, and Mrs. Sneha Digambar Naik alias Sneha Manish Dalvi and her husband, Mr. Manish Prakash Dalvi, Shri. Uday Ladu Naik and his wife, Mrs. Rupa Uday Naik Madkaikar, Mr. Charudatta Yeshwant Kamat and his wife, Mrs. Reshma Narayan Pai Kuchelkar, Shri. Ramchandra Ganpat Rao and his wife, Mrs. Medha Ramchandra Rao and Mrs. Lourenca Endro alias Lourenca Endro E Gama, Mr. Neville Socorro Cruz Gama and his wife, Mrs. Alvira Dias have a clear and marketable title in respect of the **SAID AMALGAMATED PROPERTY SUBJECT** to the following.

- i. Inspection of Originals of the following documents:
 - (a) Deed of Sale dated 26/10/1993 registered before Sub-Registrar of Bardez, Mapusa - Goa under



- Registration No. 609 of Book No. I,
Volume No. 241 dated 22/07/1994
- (b) Deed of Sale dated 26/03/1993
registered before Sub-Registrar of
Bardez, Mapusa - Goa under
Registration No. 477 of Book No. I,
Volume No. 203 dated 27/10/1993
- (c) Deed of Sale dated 15/05/2013
registered before Sub-Registrar of
Bardez, Mapusa - Goa under
Registration No. BRZ-BK1-02806-
2013, CD No. BRZD507 dated
07/06/2013
- ii. Production of the Nil Encumbrance
Certificate
- iii. 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 AMALGAMATED PROPERTY** and/or (ii) against the larger property; and
 - (b) I have taken the title documents under which Fr. Carlos Eugenor Sebastiao Vaz; Mr. Mario Alexo Vaz and his wife, Mrs. Rita Vaz; Mrs. Maria Elsa Ana Gravetina Rosario De Fatima Vaz alias Maria Elsa Saldanha and her husband, Mr. Bruno Saldanha AND Mr. David Joseph Manuel Furtado, bachelor and Mr. Patrick Lionel Furtado acquired the land as root of title.
- For the purpose of issuing this report on title, I have assumed:
 - (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all



documents of title submitted to me, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;

- (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
- (c) that all the documents relating to the **SAID AMALGAMATED 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 AMALGAMATED PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID**



AMALGAMATED 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 AMALGAMATED PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.



- The availability/existence of the access to **the SAID AMALGAMATED 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:- 03/10/2023



(Adv. Shivan S. Desai)