



Dated: 02/12/2025

To,

M/S SHREE YAGNA BUILDERS AND DEVELOPERS,
406/271 (D), Sukhkarta Niwas, 3rd Floor,
Plot No.32, Survey No.77/1,
Alto-Pilerne, Bardez, Goa 403521

CERTIFICATE OF TITLE

I. Description of the Property: -

All that landed immovable property known by the name "**PREDIO ROSTICO DENOMINADO BONNO**" also known as "**BONDBO**" admeasuring 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim, situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records (Matriz Predial) of Tiswadi, Goa.

The Said Plot is bounded as under: -

On the North: By the Property bearing Survey No.20/1-A of Village Bainguinim;

On the South: By the Property bearing Survey No.19/2-A-2 of Village Bainguinim;

On the East: By the Village Ella of Tiswadi Taluka and public road; and

On the West: By the property bearing Survey No.19/1 of Village Bainguinim.

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II. Description of documents scrutinized: -

1. Old Cadastral Survey Plan under Survey No.42 of Village Baiguinim
2. Registro do Agrimensor in respect of the Old Cadastral Survey No.42 of Village Baiguinim, Tiswadi Taluka, Goa
3. Indice Numerico in respect of the Old Cadastral Survey No.42 of Village Baiguinim, Tiswadi Taluka, Goa.
4. Inventory Proceedings bearing No.9968/1951 before the Court of the Civil Judge Judicial Division of Bicholim, Goa along with Order dated 30/09/1953, passed by the Court of the Civil Judge of the Judge of the Judicial Division of Bicholim, Goa in the said Inventory Proceedings.
5. Manual Form I and XIV of Survey No.19/2 of Village Baiguinim
6. Order dated 30/03/1999 passed by the Deputy Collector and S.D.O., Panaji, Goa, in Case No.LRC/MISC/29/99,
7. Deed of Succession dated 19/08/2013 was drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio of Ilhas, Panaji, Goa bearing Reg No.463 of Book No.716 at page 82 to 84
8. Form I and XIV dated 10/03/2014 in respect of the property surveyed under Survey No.19/2 of Village Baiguinim admeasuring 70,950 sq mts
9. Order dated 25/06/2019 passed by the Deputy Collector and Sub Divisional Officer, Tiswadi at Panaji, Goa in Partition Proceedings before the Deputy Collector and Sub Divisional Officer Tiswadi at Panaji, Goa under Case No.LAND/PART/129/2018



10. Letter dated 30/09/2019 under Ref No.3/ISLR/TIS/PART/290/2018 issued by the Office of the Inspector of Survey and Land Records, Tiswadi, Goa addressed to the Mamlatdar of Tiswadi,
11. Form I and XIV dated 12/04/2024 in respect of the property surveyed under Survey No.19/2-A of Village Baiguinim admeasuring 63,685 sq mts
12. Order dated 18/04/2024 passed in Case No.ISLR/TIS/PART/BAI/37/2024 by the Inspector of Survey & Land Records, Tiswadi, Goa
13. Letter dated 26/04/2024 under Ref No.ISLR/TIS/PART/BAI/37/2024/344 issued by the Office of the Inspector of Survey & Land Records, Tiswadi, Panaji, Goa to the Mamlatdar of Tiswadi
14. Form I and XIV dated 19/06/2024 in respect of the property surveyed under Survey No.19/2-A-1 of Village Baiguinim admeasuring 15,921 sq mts shows
15. Land Use Zoning Information dated 24/07/2024 under Ref No.TIS/1/2/ZON/3599/BAI/TCP/2024/955 issued by the Office of the Town Planner, Town and Country Planning Department at Panaji, Goa,
16. Corresponding Certificate dated 27/11/2024 under Ref No.9(02)-327/DSLRL-2024/4487 issued by the Government of Goa, Directorate of Settlement and Land Records, Panaji, Goa
17. Deed of Sale dated 15/05/2025 executed before the Office of the Sub Registrar of Ilhas at Panaji, Goa and registered under Book-1 Document bearing Reg No.PNJ-1-1280-2025 dated 19/05/2025,
18. Form I and XIV dated 26/06/2025 in respect of the property surveyed under Survey No.19/2-A-1 of Village Baiguinim admeasuring 15,921 sq mts
19. Sanad dated 31/10/2025 under Ref No.CCTIS07-25-170/4263 issued by the Office of the District Collector, North Goa at Panji, Goa for

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conversion of an area of 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Baiguinim.

Note: All the documents scrutinised by me are photocopies.

III. Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Ilhas/Director of archives/Land Revenue Office.

IV. Flow of Title: -

There exists a landed immovable property known by the name "**PREDIO ROSTICO DENOMINADO BONNO**" also known as "**BONDBO**", situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records (Matriz Predial) of Tiswadi, Goa, which property shall hereinafter be referred to as "**SAID LARGER PROPERTY**").

The Said Larger Property more particularly described herein above originally belonged to and was in possession of Mrs. Verediana Mathildes Dalgado e Sa, wife of Mr. Miguel Jose de Sa, both originally residents of St. Estevam, Taluka Ilhas, Goa.

The Said Larger Property was originally identified in the Old Cadastral Survey Plan under Survey No.42 of Village Baiguinim and the same corresponds to the present Survey No.19/2 of Village Baiguinim, Tiswadi Taluka, Goa.



The said Mrs. Verediana Mathildes Dalgado de Sa and her husband the said Mr. Miguel Jose de Sa, both died leaving behind their two sons, namely Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa.

The names of the said Mrs. Verediana Mathildes Dalgado e Sa along with her two sons, the said Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa are found recorded as the Owners/Occupants in the Registro do Agrimensor and Indice Numerico in respect of the Old Cadastral Survey No.42 of Village Baiguinim, Tiswadi Taluka, Goa.

The said Larger Property was mutually divided and so separately enjoyed by the said two sons of late Mrs. Verediana Mathildes Dalgado e Sa and late Mr. Miguel Jose de Sa, namely the said Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa.

The half of the eastern side of the Said Larger Property was in possession of and enjoyed by the said Mr. Eugenio Egidio Xavier de Sa and the other half was enjoyed by and in possession of the said Miguel Jose de Sa.

Accordingly the said half of the eastern side of the Said Larger Property allotted to the said Mr. Eugenio Egidio Xavier de Sa admeasured 70,950 sq mts and was identified as Survey No.19/2 of Village Baiguinim, Tiswadi Taluka, Goa. This part of the allotted portion bearing Survey No.19/2 of Village Baiguinim is hereinafter referred to as the Said Property.

The said Mr. Eugenio Egidio Xavier de Sa was married to Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto, resident of Santo Estevam, Taluka Tiswadi, Goa.



The said Mr. Eugenio Egidio Xavier de Sa expired on 16/10/1950 at his residential house situated at Santo Estevam, leaving behind his widow and moiety holder his wife, the said Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto and his following children as his sole and universal heirs, namely

1. Maria Filomena Joanita de Sa;
2. Ludovico Joao Alfredo Maria de Sa;
3. Maria Bernadette Julia Elsa de Sa; and
4. Maria Celina Policena Alba de Sa.

Upon the demise of the said Mr. Eugenio Egidio Xavier de Sa, resident of Santo Estevam, an Inventory Proceedings bearing No.9968/1951 was initiated by his wife, the said Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto before the Court of the Civil Judge Judicial Division of Bicholim, Goa.

In the said Inventory Proceedings, all the legal heirs of the said late Mr. Eugenio Egidio Xavier de Sa, namely the said Mrs. Maria Filomena Joanita de Sa, Ludovico Joao Alfredo Maria de Sa, Maria Bernadette Julia Elsa de Sa and Mrs. Maria Celina Policena Albe de Sa, were brought on record as Interested Parties therein having inherited rights in the estate of the deceased the said Mr. Eugenio Egidio Xavuer de Sa.

In the said Inventory Proceedings, the Said Property was listed as Item No.27 and was allotted in auction to Mrs. Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas.



The said Mrs. Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas paid the remaining heirs their respective owelty money towards their respective shares in the said property and accordingly, the Chart of Partition stood confirmed by Order dated 30/09/1953, passed by the Court of the Civil Judge of the Judge of the Judicial Division of Bicholim, Goa in the said Inventory Proceedings.

The said Mrs. Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas thus became the absolute owner in possession of the Said Property.

In the Manual Form I and XIV of the Said Property the name of Filomena de Sa who was also known by the name of Maria Filomena Joanita de Sa and who is the daughter of the said late Mr. Eugenio Egidio Xavier de Sa stood recorded in the Occupants Column.

Since the said Mrs. Maria Celina Policena Alba de Sa alias Maria Celina Policena Albe de Sa e Mascarenhas was declared as the absolute owner of the Said Property by virtue of the said Order dated 30/09/1953 passed by the Court of the Civil Judge of the Judicial Division of Bicholim, Goa in the said Inventory Proceedings referred herein above, she filed a case under Section 103 of the Land Revenue Code bearing Reg No.LRC/MISC/29/99 for correction of the said erroneous entry in the Form I and XIV of Survey No.19/2 of Village Baiguinim, Tiswadi Taluka, Goa before the Deputy Collector & S.D.O., Panaji Sub Division, Panaji, Goa.

By Order dated 30/03/1999 passed by the Deputy Collector and S.D.O., Panaji, Goa, in Case No.LRC/MISC/29/99, the Mamlatdar of Tiswadi Taluka was directed

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to correct the survey records by deleting the name of Ms. Filomena de Sa from the Occupants Column in the Form I and XIV of Survey No.19/2 of Village Baiguinim, Tiswadi Taluka, Goa and insert the name of said Maria Celina Policena Alba de Sa Mascarenhas in the Occupants Column of the said property, The Said Order was accordingly complied with and the name of the said Mrs. Maria Celina Policena Alba de Sa e Mascarenhas was entered in the Occupants Column in the Form I and XIV of Survey No.19/2 of Village Baiguinim, Tiswadi Taluka, Goa.

The said Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas was married to Mr. Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas. The former died on 14/01/2006 at Dona Paula, Ilhas, Goa, whereas the later died on 20/04/1977 at Margao, Salcete, Goa, without any will or disposition of their assets leaving behind their following children as their sole and universal heirs, namely

1. Maria Jose Agnes Antonieta de Jesus Mascarenhas married to Fernando Rui Xavier Gomes Prazeres;
2. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas married to Maria Julieta Carolina Silveira;
3. Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas, bachelor; and
4. Arcanjo Xavier Jose Maria de Jesus Mascarenhas married to Sabita Vas.

Upon the death of the said Mrs. Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas and Mr. Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas, a Deed of Succession dated 19/08/2013 was drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio



of Ilhas, Panaji, Goa bearing Reg No.463 of Book No.716 at page 82 to 84 and by virtue of the said Deed of Succession the following persons, namely, 1. Smt. Maria Jose Agnes Antonieta de Jesus Mascarenhas married to Fernando Rui Xavier Gomes Prazeres, 2. Shri Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas married to Smt. Maria Julieta Carolina Silveira, 3. Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas, Catholic Priest and 4. Shri Arcanjo Xavier Jose Maria de Jesus Mascarenhas married to Sabita Vas, were declared as the sole and universal heirs of the said late Maria Celina Policena Albe de Sa alias Maria Celina Alba Policena Albe de Sa e Mascarenhas and late Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas.

On the basis of the said Deed of Succession dated 19/08/2013, the names of said Mrs. Maria Jose Agnes Antonieta de Jesus Mascarenhas, Mr. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas, Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas and Mr. Arcanjo Xavier Jose Maria de Jesus Mascarenhas were mutated in the Occupants Column of Form I and XIV of Survey No.19/2 of Village Baiguinim, by deleting the names of their late mother Mrs. Maria Celina Policena Alba de Sa e Mascarenhas.

The Government of Goa Executive Engineer, Works Division III (PHE) P.W.D. stands recorded as the Government of Goa had acquired an area of 285 sq mts from the said property and hence their name is seen incorporated in the Occupants Column of the Form I and XIV of the property surveyed under Survey No.19/2 of Village Baiguinim.

Form I and XIV dated 10/03/2014 in respect of the property surveyed under Survey No.19/2 of Village Baiguinim admeasuring 70,950 sq mts shows the names

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of Maria Celina Policena Alba de Sa e Albuquerque, Government of Goa, Executive Engineer, Work Division III (PHE), P.W.D., Panaji.

The said Mrs. Maria Jose Agnes Antonieta de Jesus Mascarenhas, Mr. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas, Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas and Mr. Arcanjo Xavier Jose Maria de Jesus Mascarenhas initiated Partition Proceedings before the Deputy Collector and Sub Divisional Officer Tiswadi at Panaji, Goa under Case No.LAND/PART/129/2018 for partition of an area of 63,685 sq mts from the said property and vide Order dated 25/06/2019 passed by the Deputy Collector and Sub Divisional Officer, Tiswadi at Panaji, Goa, a separate Sub Division Number i.e. 19/2-A was allotted to an area of 63,685 sq mts.

The Office of the Inspector of Survey and Land Records, Tiswadi, Goa has vide Letter dated 30/09/2019 under Ref No.3/ISLR/TIS/PART/290/2018 addressed to the Mamlatdar of Tiswadi, informed that the Deputy Collector & SDO Tiswadi, Goa has directed vide its Order dated 25/06/2019 out necessary correction on the plan and the records of Survey No.19 holding No.2 of Village Baiguinim of Taluka Tiswadi and that as directed the corrections have been carried out.

Form I and XIV dated 12/04/2024 in respect of the property surveyed under Survey No.19/2-A of Village Baiguinim admeasuring 63,685 sq mts shows the names of Maria Jose Agnes Antonieta de Jesus Mascarenhas, Fr. Agnelo Conceicao Jose Maria Menino Jose Mascarenhas, Arcanjo Xavier Jose Maria de Jesus Mascarenhas and Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas in the Occupants Column under Mutation Entry No.34107.

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The said Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas sought for partition of his 1/4th share admeasuring 15,921 sq mts in the said property bearing Survey No.19/2-A of Village Baiguinim and the said partition was confirmed vide Order dated 18/04/2024 passed in Case No.ISLR/TIS/PART/BAI/37/2024 by the Inspector of Survey & Land Records, Tiswadi, Goa and a separate Survey Number i.e. 19/2-A-1 of Village Baiguinim was allotted to the area admeasuring 15,921 sq mts, which property is described in detail herein above.

The Office of the Inspector of Survey & Land Records, Tiswadi, Panaji, Goa under Letter dated 26/04/2024 under Ref No.ISLR/TIS/PART/BAI/37/2024/344 has confirmed to the Mamlatdar of Tiswadi the said partition.

By virtue of the above said Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas became the absolute owner in possession of all that landed immovable property known by the name "**PREDIO ROSTICO DENOMINADO BONNO**" also known as "**BONDBO**" admeasuring 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim, situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records, more particularly described herein above.

Form I and XIV dated 19/06/2024 in respect of the property surveyed under Survey No.19/2-A-1 of Village Baiguinim admeasuring 15,921 sq mts shows the name of said Fr. Agnelo Conceicao Jose Maria Menino Jesus Mascarenhas under Mutation Entry No.42415.



Land Use Zoning Information dated 24/07/2024 under Ref No.TIS/1/2/ZON/3599/BAI/TCP/2024/955 issued by the Office of the Town Planner, Town and Country Planning Department at Panaji, Goa, states that the said property surveyed under Survey No.19/2-A-1 of Village Bainguinim admeasuring 15,921 sq mts is earmarked as **"Settlement Zone (S4) Zone with 50 F.A.R.**

Corresponding Certificate dated 27/11/2024 under Ref No.9(02)-327/DSLRL-2024/4487 issued by the Government of Goa, Directorate of Settlement and Land Records, Panaji, Goa states that the said property surveyed under New Survey No.19/2-A-1 (Part) of Village Bainguinim of Tiswadi Taluka corresponds to Old Cadastral No.42 (Part) of Village Bainguinim, Tiswadi Taluka.

By Deed of Sale dated 15/05/2025 executed before the Office of the Sub Registrar of Ilhas at Panaji, Goa and registered under Book-1 Document bearing Reg No.PNJ-1-1280-2025 dated 19/05/2025, said Fr. Agnelo Conceicao Jose Maria Mascarenhas alias Fr. Agnelo Conceicao Jose Maria Do Menino Jesus Mascarenhas alias Fr. Agnelo Conceicao Jose Maria Menino Jesus Mascarenhas, bachelor as the Vendor sold and conveyed all that landed immovable property known by the name **"PREDIO ROSTICO DENOMINADO BONNO"** also known as **"BONDBO"** admeasuring 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim, situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records, more particularly described herein above to M/s Shree Yagna Builders and Developers, a Partnership Firm, having its Principal Place of Business at H. No.406/271 (D), Sukhkarta Niwas, 3rd Floor, Plot No.32, Survey



No.77/1, Alto Pilerne, Bardez, Goa 403521, represented by its all Partners, 1. Mr. Baltej Singh, 2. Mr. Meghal Bhabutmal Jain, 3. Mr. Amarjeet, 4. Mr. Rakesh Dham, 5. Mr. Hardeep Singh, 6. Khandelwal Molasses Bulk Carrier Private Limited, represented by its Director Mr. Rajeev Khandelwal, 7. Mr. Rajesh Kumar Agarwal, 8. Mr. Hriday Agarwal, 9. Mr. Dheeraj Chhavra, 10. Mr. Dhieresh Chhabra, 11. Mr. Krishan Chhabra, 12. Mr. Tarun Malhotra as the Purchaser.

By virtue of the said Deed of Sale dated 15/05/2025, said M/s Shree Yagna Builders and Developers, a Partnership Firm, having its Principal Place of Business at H. No.406/271 (D), Sukhkarta Niwas, 3rd Floor, Plot No.32, Survey No.77/1, Alto Pilerne, Bardez, Goa 403521, represented by its all Partners, 1. Mr. Baltej Singh, 2. Mr. Meghal Bhabutmal Jain, 3. Mr. Amarjeet, 4. Mr. Rakesh Dham, 5. Mr. Hardeep Singh, 6. Khandelwal Molasses Bulk Carrier Private Limited, represented by its Director Mr. Rajeev Khandelwal, 7. Mr. Rajesh Kumar Agarwal, 8. Mr. Hriday Agarwal, 9. Mr. Dheeraj Chhavra, 10. Mr. Dhieresh Chhabra, 11. Mr. Krishan Chhabra, 12. Mr. Tarun Malhotra became the exclusive owners in possession of all that landed immovable property known by the name "**PREDIO ROSTICO DENOMINADO BONNO**" also known as "**BONDBO**" admeasuring 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim, situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records, more particularly described herein above.

The said property surveyed under Survey No.19/2-A-1 of Village Bainguinim admeasuring 15921 sq mts stands mutated in the name of M/s Shree Yagna



Builders and Developers under Mutation Entry No.44628 as confirmed by Form I and XIV dated 26/06/2025.

Sanad dated 31/10/2025 under Ref No.CCTIS07-25-170/4263 has been issued by the Office of the District Collector, North Goa at Panji, Goa for conversion of an area of 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim for the purpose of residential use.

V. Opinion: -

From the documents produced I am of the opinion that said M/s Shree Yagna Builders and Developers, a Partnership Firm, having its Principal Place of Business at H. No.406/271 (D), Sukhkarta Niwas, 3rd Floor, Plot No.32, Survey No.77/1, Alto Pilerne, Bardez, Goa 403521, represented by its all Partners, 1. Mr. Baltej Singh, 2. Mr. Meghal Bhabutmal Jain, 3. Mr. Amarjeet, 4. Mr. Rakesh Dham, 5. Mr. Hardeep Singh, 6. Khandelwal Molasses Bulk Carrier Private Limited, represented by its Director Mr. Rajeev Khandelwal, 7. Mr. Rajesh Kumar Agarwal, 8. Mr. Hriday Agarwal, 9. Mr. Dheeraj Chhavra, 10. Mr. Dhieresh Chhabra, 11. Mr. Krishan Chhabra, 12. Mr. Tarun Malhotra became the exclusive owners in possession of all that landed immovable property known by the name “**PREDIO ROSTICO DENOMINADO BONNO**” also known as “**BONDBO**” admeasuring 15,921 sq mts surveyed under Survey No.19/2-A-1 of Village Bainguinim, situated in the Village of Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North Goa District and State of Goa, not found described in the Land Registration Office of Ilhas nor enrolled in the Revenue Records, more particularly described herein above and have a clear and marketable title to the same subject to the production of latest Nil Encumbrance Certificate.



There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate