

RUPA A.DUBLAY (KOTKAR)
ADVOCATE & NOTARY

OFF:- 706, 7th Floor and 310, 3rd Floor, Gera Imperium Star
Next to Central Library,
Patto, Panaji-Goa.
Mobile No. 9422056634
Email id:- advrupadublay@gmail.com

Date:-28/03/2026.

CERTIFICATE OF TITLE CONCERNING

SURVEY NO. 64/1-AH

VILLAGE- REIS MAGOS, BARDEZ-GOA.

I Adv. Rupa A. Dublay (Kotkar) having office at Office No. 706, 7th Floor, Gera Imperium Star, Patto, Panaji-Goa being requested by **MR. RAJENDRA SAVALARAM ARLEKAR**, R/o House No. 510, Malim, Near Tourist Complex, Penha de Franca, Bardez-Goa, North Goa, 403101,, have scrutinized the Xerox copies of the documents furnished, and I am submitting the certificate of title in respect of an immovable property by name **"CATECUMENOS"** also known as **"BETIM"** situated in the Village Betim, Bardez-Goa, within the limits of Village Panchayat of Betim, Verem, Reis Magos, Taluka and

Registration Sub-District of Bardez, District of North Goa, State of Goa, described as a whole in the Land Registration Office of Bardez at Mapusa under No.16828 of Book B-44 New and enrolled in the Taluka Revenue Office under No. 107, and surveyed under old Cadastral No. 1924 and presently surveyed under survey No. 64, sub-division No.1-AH of Village Reis Magos, total admeasuring an area of 990 sq. mtrs. and the said property is bounded as under:-

On the North:- Partly by property bearing survey No. 64/21 and
Partly by the property bearing survey No. 64/1.

On the South:- Partly by property bearing survey No. 64/1-A-C and
Partly by the property bearing survey No. 64/1.

On the East:- By the property bearing survey No. 64/1

On the West:- By property bearing survey No. 64/1

which is better described in the schedule and hereinafter referred to as **"THE SAID PROPERTY"**.

I have perused the following documents:-

- A. Copy of Description Certificate bearing No. 16828 at Fls. 151 V of Book B-44 New.

- B. Copy of Inscription Certificate bearing No. 17106.
- C. Copy of Old Cadastral Plan No. 1924.
- D. Copy of Deed dated 09/08/1985 duly registered in the office of the Civil Registrar-cum-Sub Registrar of Ilhas, Panaji – Goa, under registration No.176 at pages 280 to 288 of Book No.I, Volume No. 222.
- E. Copy of Deed of Sale dated 19/08/2010, duly registered before the Sub Registrar of Bardez under registration No. BRZ-BK1-03092-2010, CD No. BRZD77 on 19/08/2010.
- F. Copy of Partition Order dated 03/04/2017 in Case No. 15/60/2016/Part/Land/II passed by Office of the Inspector of Survey and Land Records, City Survey, Mapusa, Bardez, Goa.
- G. Copy of Zonning Certificate dated 27/09/2023 bearing Reference No. TPBZ/ZON/13600/RM/TCP-2023/8266.
- H. Copy of Sanad bearing Reference No. 4/287/CNV/AC-III/2024/1312/CAD3BAR6-24-336 dated 08/08/2024,
- I. Copy of Agreement for Development cum Sale dated 13/02/2024 duly executed before Sub Registrar of Bardez under registration No. BRZ-1-910-2024.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

- J. Copy of Special Power of Attorney dated 11/07/2024 duly executed before Sub Registrar of Bardez under No. BRZ-POA-Register-27-2024.
- K. Copy of Technical Clearance Order bearing reference No. TPB/7622/RM/TCP-2025/1884, dated 21/02/2025.
- L. Copy of NOC from the Health Department bearing Reference No. DHS/2025/DHS0901/O0013/49, dated 28/04/2025.
- M. Copy of Construction License from Village Panchayat of Reis Magos vide its Reference No. VP/RM/F.CONST/Bldg/16/2025-26/1479, dated 18/10/2025.

SCHEDULE

(Description Of The Said Larger Property)

All that immovable property by name “**CATECUMENOS**” also known as “**BETIM**” situated in the Village Betim, Bardez-Goa, within the limits of Village Panchayat of Betim, Verem, Reis Magos, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described as a whole in the Land Registration Office of Bardez at Mapusa under No.16828 of Book B-44 New and enrolled in the Taluka Revenue Office under No. 107, and surveyed under old Cadastral No. 1924 and presently surveyed under survey No. 64,

sub-division No.1 of Village Reis Magos, and the said larger property is bounded as under:-

On the North:- By the remaining portion of the property belonging to Gurudas Narvekar and others.

On the South:- By the remaining portion of the property belonging to Santosh Narvekar and others.

On the East:- By Road.

On the West:- By the remaining portion of the property belonging to Jamela Begam Mohammed Rafia.

TRACING OF TITLE

- A. It is seen from Description Certificate bearing No. 16828 at Fls. 151 V of Book B-44 New that the said larger property is known as "CATECUMENOS" situated in the Parish of Reis Magos.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

B. It is seen in Inscription Certificate bearing No. 17106 that the larger property is inscribed in favour of Paulo Armando Gonsalves, Bachelor and the mortgage on the property No. 16828 at fls. 151 V of Book B-44, new was constituted by Jose Domingos Rosario Conceicao Da Costa, Bachelor for the security of an amount Rs. 10,800/-.

Pursuant to the Application dated 20/05/1959 of Missionary Society of St. Francisco Xavier of Convent of Pilar and in view of Public Deed dated 07/01/1959, it is declared that the credit set out in the Inscription of Mortgage No. 17106 was assigned in favour of the Applicant Missionary Society by the inscribed Creditor Paulo Armando Gonsalves, Bachelor with all his rights of creditor.

C. It is seen in Inscription Certificate bearing No. 21806 that the larger property is inscribed in favour of Missionary Society of Saint Francis Xavier of Pilar, represented by its Superior Fr. Jose Antonio Francisco De Albuquerque, Bachelor, the attachment on the property described under No. 16828 at fls. 151V of Book B-44 new with the residential house existing in it directed by Ld. Order dated 17/04/1963 passed in the Mortgage Execution Proceedings

instituted against Jose Domingos Da Costa also known as Jose Domingos Rosario Conceicao Da Costa, Bachelor to recover from the latter an amount of Rs. 8000/- with interest as set out in the Deed of Loan and Mortgage drawn up on the 31/03/1955. Vide Endorsement effected on 22/07/1983 the inscription of attachment in the margin No. 21806 is cancelled as it has not been renewed in terms of Article 22 of the Land Registration Code.

- D. It is seen in Old Cadastral Plan No. 1924 that the name of Jose Domingo Da Cost, Jose Domingo Rosario Conceicao De Costa is reflecting.
- E. It is seen from Deed dated 09/08/1985 duly registered in the office of the Civil Registrar-cum-Sub Registrar of Ilhas, Panaji – Goa, under registration No.176 at pages 280 to 288 of Book No.I, Volume No. 222 on 3rd day of April 1986, the said Jose Domingos Da Costa (unmarried) sold the said larger property with residential house to Shri Peter John Fernandes.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

The said Jose Domingos Da Costa as Vendor earlier had entered into an Agreement for Sale dated 11/12/1973 to sell the said larger property along with all the houses bearing Nos. B-121 and B-106 existing therein owned and belonged to him.

In this document it is mentioned that the said property was mortgaged originally to the Missionary Society of St. Francis Xavier of Pilar, for the sum of Rs. 8000/- and to recover the said amount ordinary execution proceeding bearing No. 10/63 was filed by Missionary Society of St. Francis Xavier of Pilar against the said Jose Domingos Da Costa.

The said amount was paid with the right of subrogation by Basilio Jeronimo De Souza Silveira Soares, the amount being Rs. 13,701x94p which includes capital interest conventional fine and the expenses made by executing creditors.

Subsequently the said amount was paid by Shanker Atam Damancar and Manguesh Vishnu Kamat also with the right of Subrogation and the amount paid was Rs. 1605=72p including capital


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

interest, which by the learned judgment dated 30/03/1972, transited in Court the payment was held valid.

Finally the said Peter John Fernandes made the payment with the right of sub-rogation creditors the loan due amounting to Rs. 14,906=70p in addition to cost of amounting to Rs. 392150p.

F. It is seen from the Deed of Sale dated 19/08/2010, duly registered before the Sub Registrar of Bardez under registration No. BRZ-BK1-03092-2010, CD No. BRZD77 on 19/08/2010, the said Shri Peter John Fernandes along with his wife Bela Fernandes sold the said property to Mr. Rajendra Savalaram Arlekar.

G. It is seen from Form I and XIV that the said Mr. Rajendra Savalaram Arlekar mutated his name in the Occupants Column of Survey Records of Rights under Mutation No. 61741.

H. It is seen from the Partition Order dated 03/04/2017 in Case No. 15/60/2016/Part/Land/II passed by Office of the Inspector of Survey and Land Records, City Survey, Mapusa, Bardez, Goa, that the said


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

Mr. Rajendra Savalaram Arlekar partitioned property admeasuring 990 sq. mtrs. and obtained a new Sub Division 1-AH.

- I. It is seen from Sanad bearing Reference No. 4/287/CNV/AC-III/2024/1312/CAD3BAR6-24-336 dated 08/08/2024 issued by the Office of the Additional Collector-III, North Goa District, Mapusa Goa, that the area admeasuring 990 sq. mtrs. of the property bearing Survey No. 64 Sub Division No. 1-AH, is to be used for Residential Use.
- J. It is seen from Agreement for Development cum Sale dated 13/02/2024 duly executed before the Sub Registrar of Bardez under registration No. BRZ-1-910-2024, the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar entrusted the said property admeasuring 990 sq. mtrs. to the Developer i.e. M/S ARC Builders to construct a residential Building Complex in the said property. The Developer agreed to allot the Flats bearing Nos. FF-1, FF-2, FF-3 and FF-4 to the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar.

RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/H0

- K. It is seen from the Special Power of Attorney dated 11/07/2024 duly executed before Sub Registrar of Bardez under No. BRZ-POA-Register-27-2024, the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar appointed and nominated M/S ARC Builders to execute all or any of the acts, Deeds and things mentioned in the Power of Attorney on behalf of them.
- L. It is seen from the Technical Clearance Order bearing reference No. TPB/7622/RM/TCP-2025/1884, dated 21/02/2025 the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar obtained Order for construction of residential Building (16 Nos. of Units) in the said property.
- M. It is seen from NOC from Sanitation point of View for proposed construction issued by the Health Department bearing Reference No. DHS/2025/DHS0901/O0013/49, dated 28/04/2025, that the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar obtained No Objection from sanitary point of view only for the proposed construction of residential Building (16 Nos. of Units) in the said property.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

N. It is seen from Construction License issued by the Village Panchayat of Reis Magos vide its Reference No. VP/RM/F.CONST/Bldg/16/2025-26/1479, dated 18/10/2025, that the said Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar obtained license for construction of residential Building (16 Nos. of Units) in the said property.

OPINION

After perusing the Xerox copies of the aforesaid documents thoroughly and to the inquiries and searches made and after necessary investigation to the title, I am of the opinion that Mr. Rajendra Savalaram Arlekar and Mrs. Roshan Rajendra Arlekar are the owners of the SAID PROPERTY with a very strong semblance of ownership in his favour for the SAID PROPERTY and have the capacity to convey the SAID PROPERTY, and the constructed Flats unto a willing Purchaser(s), provided that there are no other documents or material that contradicts or conflicts with the documents or material given to me for scrutiny.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

All the necessary parties have been joined in the documents and the documents have desired effect. The facts and events material to the title have been satisfactorily proved.

In the result I have to state that I have done necessary searches of the concerned offices up-to-date and as a result of such searches, I am satisfied that the SAID PROPERTY is free all types of encumbrances.

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.

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 point "A" above, as photocopies or scanned copies and the authenticity of the originals of such documents.



RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

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.

That all the documents relating to the SAID PROPERTY and furnished to me have been validly executed and delivered by the parties to them.

That all the documents are within the capacity and powers of each party and have been validly authorized by each party.

That there are no pending litigations in respect of the SAID PROPERTY only.

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.



RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

This report on title is confined to the SAID PROPERTY only.

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

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.

I have also verified that the SAID PROPERTY is not attached by any court of law as per the inspection carried out by me in the respective offices.


RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10

No tenancy laws are involved in the SAID PROPERTY as also no minor share is involved in it. The SAID PROPERTY is also not affected by the Land Ceiling Act since it is not applicable to the State of Goa.

NOTE:-This report is prepared strictly on the basis of Xerox copies of documents furnished to me.

Place: Panaji-Goa.

Dated: -28/03/2026.

Adv. Rupa A. Dublay (Kotkar)

RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10