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**TITLE REPORT**

To,  
**AZALEA HOMES LLP,**  
Having Office at H. No. 11,  
Second Floor, Block A,  
Pocket-2, Sector-3,  
Rohini North West Delhi - 110085.

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

- a) Survey Records Form I & XIV bearing Survey No. 312/11 of Village Aldona, Bardez - Goa.
- b) Survey Records Form I & XIV bearing Survey No. 312/12 of Village Aldona, Bardez - Goa
- c) Inscription Certificate (bearing No. 13523 at folio 167 of Book G-19)
- d) Description Certificate (bearing No. 18793 at folio 177 reverse of Book B-48 New)



- e) Description Certificate (bearing No. 18794 at folio 178 reverse of Book B-48 New)
- f) Deed of Purchase and Sale dated 13<sup>th</sup> March 1916
- g) Manual Form I & XIV (Survey No. 312/11 of Village Aldona)
- h) Manual Form I & XIV (Survey No. 312/12 of Village Aldona)
- i) Form III (Survey No. 312/11 and 312/12)
- j) Form IX (Survey No. 312/11 and 312/12)
- k) Deed of Sale dated 20/01/1979, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 253 at pages 228 to 282 of Book I, Volume No. 130 dated 17/04/1979





- l) Deed of Relinquishment of Rights and Succession dated 06/08/2007 executed in the Office of Notary Ex-Officio, Bardez registered in the Book of Deeds under No. 817 at pages 117 to 119 dated 06/08/2007
- m) Deed of Sale dated 12/01/1982, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 357 at pages 305 to 308 of Book I, Volume No. 170 dated 03/05/1982
- n) Deed of Succession dated 24/07/2008 recorded at pages 75 reverse to 77 reverse of the Notarial Book for Deeds No. 17 before the Civil Registrar cum Sub-Registrar & Notary Ex-Officio of Cancona - Goa
- o) Deed of Succession dated 24/07/2008 recorded at pages 73 reverse to 75 of the Notarial Book for Deeds No. 17 before the Civil Registrar cum Sub-Registrar & Notary Ex-Officio of Cancona - Goa



- p) Deed of Sale dated 08/08/2008, registered before Sub-Registrar of Bardez, Mapusa - Goa.
- q) Deed of Rectification dated 15/05/2009, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00843-2009, CD No. BRZD21 dated 15/05/2009.
- r) Deed of Sale dated 30/04/2010, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-01536-2010, CD No. BRZD60 dated 30/04/2010
- s) Deed of Sale dated 26/09/2011, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-04544-2011, CD No. BRZD229 dated 26/09/2011.





- t) Deed of Sale dated 02/05/2022, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-1973-2022 dated 02/05/2022
- u) Conversion Sanad dated 18/10/1984 bearing No. CNV/BAR/197/84 issued by the Deputy Collector, North Goa Division, Panaji - Goa
- v) Survey Plan

II. **DESCRIPTION OF THE PROPERTY:**

**SCHEDULE-I**

ALL THAT immovable property known as "**NAIKWADO**" and/or "**VODACHEM GALVACHO SORVO**" situated at Village **Aldona**, within the jurisdiction of Village Panchayat of Aldona, Taluka and Registration Sub - District of Bardez, District North Goa, State of Goa and presently surveyed under Survey No. **312/11** and admeasuring **475 sq. mts.** of Village Aldona



wherein exists a part of the house bearing V. P. No. 908/A which property is described in the Land Registration Office under No. 18793 at folio 177 reverse of Book B-48 New and is not enrolled in the Taluka Revenue Office of Bardez at Mapusa and the same is bounded as under:-

North :- By the property bearing Survey Nos. 312/4, 5, 6, 8, 10 & 9

East :- By the property bearing Survey No. 312/2

South :- By the property bearing Survey No. 312/12

West :- By the property bearing Survey No. 312/4-A

The said property shall hereinafter referred to as the  
**SAID FIRST PROPERTY**

#### **SCHEDULE-II**

ALL THAT immovable property known as  
**"NAIKWADO"** and/or **"VODACHEM GALVACHO SORVO"**  
situated at Village **Aldona**, within the jurisdiction of  
Village Panchayat of Aldona, Taluka and Registration  
Sub - District of Bardez, District North Goa, State of





Goa and presently surveyed under Survey No. **312/12** and admeasuring **2,100 sq. mts.** of Village Aldona, wherein exists remaining part of the house bearing V. P. No. 908/A which property is described in the Land Registration Office under No. 18794 at folio 178 reverse of Book B-48 New and is not enrolled in the Taluka Revenue Office of Bardez at Mapusa and the same is bounded as under:-

North :- By the property bearing Survey Nos. 312/4-A,  
11, 2 & 7

East :- By the footpath

South :- By the property bearing Survey No. 312/13

West :- By the road

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

**TRACING OF PARTIES TITLE:**

1. The **SAID FIRST PROPERTY** is described under No. 18793 at folio 177 reverse of Book B-48 New and the **SAID SECOND PROPERTY** is described under No.



18794 at folio 178 reverse of Book B-48 New and the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** collectively inscribed on **18<sup>th</sup> March 1916** under No. 13523 at folio 167 of Book G-19, in favour of Jose Antonio Fernandes and Constantino Fernandes. The said Inscription Certificate reveals that the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** were purchased by the said Jose Antonio Fernandes and Constantino Fernandes for the consideration of Rupees two hundred from Matias Piedade de Sequeira and his wife, Sebastiana Jebelina Fernandes alias Ana Jebeina Fernandes vide Deed of Purchase and Sale dated 13<sup>th</sup> March 1916.

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 14<sup>th</sup> 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. Deed of Sale dated 20/01/1979, registered before Sub-Registrar of Bardez, Mapusa - Goa under





Registration No. 253 at pages 228 to 282 of Book I, Volume No. 130 dated 17/04/1979 reveals that the SAID FIRST PROPERTY originally belonged to Florencio Custodio Bernardino Sequeira.

5. Vide Deed of Sale dated 20/01/1979, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 253 at pages 228 to 282 of Book I, Volume No. 130 dated 17/04/1979, one Smt. Maria Joaquina Alvares, widow of Florencio Custodio Bernardino Sequeira and her children, namely, Smt. Albertina Piedade Sequeira and her husband, Shri. Anthony Geronimo Mendonca; Shri. Tome Inacio Sequeira, Shri. Francisco Xavier Sequeira sold the **SAID FIRST PROPERTY** in favour of Shri. Madhu Crishna Malgaoker and Shri. Prakash Crishna Malgaoker. However the said Mrs. Eufemia Alvares Siqueira married to George Caitano Florian de Souza was not made party to the said Deed of Sale dated 20/01/1979.



6. Deed of Relinquishment of Rights and Succession dated 06/08/2007 executed in the Office of Notary Ex-Officio, Bardez registered in the Book of Deeds under No. 817 at pages 117 to 119 dated 06/08/2007 reveals that the said Custodio Florencio Bernardo Sequeira alias Florencio Custodio Bernardino de Sequeira alias Bernardo Sequeira alias Bernardita Sequeira alias Bernad Sequeira alias Bernard Sequeira was married to Maria Joaquina Alvares e Sequeira alias Maria Carlota Alvares alias Maria Joaquina Alvares and both passed away on 15/02/1974 and 27/04/1997 respectively leaving behind their following legal heirs;

- (i) Mr. Tome Inacio Novidade Alvares Sequeira married to Emilia Francisca Soares
- (ii) Mrs. Albertaina Piedade Sequeira married to Antonio Jeronimo de Mendonca
- (iii) Mrs. Eufemia Alvares Siqueira married to George Caitano Florian de Souza





(iv) Shri. Francisco Xavier Sequeira married to Mary  
Magdalene Pereira

7. Vide Deed of Relinquishment of Rights and Succession dated 06/08/2007 executed in the Office of Notary Ex-Officio, Bardez registered in the Book of Deeds under No. 817 at pages 117 to 119 dated 06/08/2007, the said Mrs. Albertina Piedade Sequeira along with her husband, Antonio Jeronimo de Mendonca and Mrs. Eufemia Alvares Siqueira along with her husband, George Caitano Florian de Souza relinquished and renounced all their undivided rights, title and interest that they have to the inheritance left by their late parents/parents-in-law, Custodio Florencio Bernardo Sequeira alias Florencio Custodio Bernardino de Sequeira alias Bernardo Sequeira alias Bernardita Sequeira alias Bernad Sequeira alias Bernard Sequeira and Maria Joaquina Alvares e Sequeira alias Maria Carlota

Alvares alias Maria Joaquina Alvares in favour of other co-heirs.

8. Deed of Sale dated 12/01/1982, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 357 at pages 305 to 308 of Book I, Volume No. 170 dated 03/05/1982 reveals that the SAID SECOND PROPERTY originally belonged to Smt. Artimiza Fernandes.
9. Vide Deed of Sale dated 12/01/1982, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 357 at pages 305 to 308 of Book I, Volume No. 170 dated 03/05/1982, one Smt. Artimiza Fernandes sold the **SAID SECOND PROPERTY** in favour of Shri. Madhu Crishna Malgaoker and Shri. Prakash Crishna Malgaoker.
10. Deed of Succession dated 24/07/2008 recorded at pages 75 reverse to 77 reverse of the Notarial Book for Deeds No. 17 before the Civil Registrar cum Sub





Registrar & Notary Ex-Officio of Cancona - Goa reveals that the said Madhu Malgaokar alias Madhu Mandrekar alias Madhukar Malgaonkar alias Madhukar Krishna Malgaonkar alias Madhu Crishna Malgaonkar alias Bapu Malgaonkar alias Madhu Krishna Malgaonkar alias Madhu Malgaonkar passed away on 12/01/1991 leaving behind his widow and moiety holder, Rati Madhu Malgaonkar alias Rati Madhukar Malgaonkar alias Vimal Kambli alias Rathi Madhukar Malgaonkar alias Rathy Malgaonkar and the following legal heirs :

- (i) Krishnakant Madhu Malgaokar alias Krishnakant Madhukar Malgaonkar alias Krishnakant Bapu Malgaonkar married to Anuradha Krishnakant Malgaonkar alias Smita Gajanan Aldonkar
- (ii) Nilesh Madhukar Malgaonkar alias Nilesh Madhu Malgaonkar married to Neha Nilesh Malgaonkar alias Sushma Raghunath Mhmal



(iii) Sulbha alias Sulba Madhu Malgaonkar alias  
Divya Darshan Vaigankar married to Darshan  
Madhukar Vaigankar

11. Deed of Succession dated 24/07/2008 recorded at  
pages 73 reverse to 75 of the Notarial Book for  
Deeds No. 17 before the Civil Registrar cum Sub-  
Registrar & Notary Ex-Officio of Cancona - Goa  
reveals that the said Prakash Krishna Malgaonkar  
passed away on 16/12/2000 leaving behind his  
widow and moiety holder, Smt. Saraswati Prakash  
Malgaonkar alias Mandrekar and his only daughter,  
Ms. Pratiksha Prakash Malgaonkar alias Mandrekar  
as his sole and universal legal heirs.

12. Vide Deed of Sale dated 08/08/2008, registered  
before Sub-Registrar of Bardez, Mapusa - Goa, the  
said Rati Madhu Malgaonkar, Mr. Nilesh Madhu  
Malgaonkar and his wife, Mrs. Neha Nilesh  
Malgaonkar alias Sushma Raghunath Mhamal, Mr.





Krishnakant Madhu Malgaokar and his wife, Mrs. Anuradha Krishnakant Malgaonkar alias Smita Gajanan Aldonkar and Sulbha alias Sulba Madhu Malgaonkar alias Divya Darshan Vaigankar and her husband, Darshan Madhukar Vaigankar AND Smt. Saraswati Prakash Malgaonkar alias Mandrekar and Ms. Pratiksha Prakash Malgaonkar alias Mandrekar sold the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** in favour of Mr. Deepak Shrikant Gurav.

13. Due to some error occurred in respect of Land Registration No. of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY**, the said Deed of Sale dated 08/08/2008 was rectified vide Deed of Rectification dated 15/05/2009, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00843-2009, CD No. BRZD21 dated 15/05/2009.



14. Vide Deed of Sale dated 30/04/2010, registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-01536-2010, CD No. BRZD60 dated 30/04/2010, the said Mr. Deepak Shrikant Gurav sold the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** in favour of Mr. Suvarn Vasant Salgaonkar.
15. Vide Deed of Sale dated 26/09/2011, registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-04544-2011, CD No. BRZD229 dated 26/09/2011, the said Mr. Suvarn Vasant Salgaonkar and his wife, Mrs. Megha Suvarn Salgaonkar sold the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** in favour of Mrs. Ginette Fernandes.
16. Public notice was published in Gomantak (Marathi) and Navhind Times dated 01/04/2022 wherein objections within a period of 15 days





from the date of publication were invited from the general public for sale of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** by the said Mrs. Ginette Fernandes alias Ginnette Fernandes and her husband, Mr. Joseph Salu Fernandes alias Joseph Fernandes and after elapse of 15 days no objection were received.

17. Vide Deed of Sale dated 02/05/2022, registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-1973-2022 dated 02/05/2022, the said Mrs. Ginette Fernandes alias Ginnette Fernandes and her husband, Mr. Joseph Salu Fernandes alias Joseph Fernandes sold the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** in favour of Azalea Homes LLP.

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



**Manual Form I & XIV:**

in respect of the **SAID FIRST PROPERTY** bearing Survey No. **312/11** of Village **Aldona**, Bardez – Goa clearly shows the names of Madhu Crishna Malgaonkar, Prakash Crishna Malgaonkar as occupants in the Occupants column.

in respect of the **SAID SECOND PROPERTY** bearing Survey No. **312/12** of Village **Aldona**, Bardez – Goa clearly shows the name of Artimiza Fernandes, Madhu Crishna Malgaonkar, Prakash Crishna Malgaonkar as occupant in the Occupants column and after deleting the said names, the name of Deepak Shrikant Gurav was added as occupant in the Occupants column.

**Form III and Form IX:**

in respect of the **SAID FIRST PROPERTY** bearing Survey No. **312/11** of Village **Aldona**, Bardez – Goa clearly shows the names of Bernado Sequeira as occupant in the Occupants column.





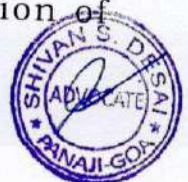
in respect of the **SAID SECOND PROPERTY** bearing Survey No. **312/12** of Village **Aldona**, Bardez - Goa clearly shows the name of Artimiza Fernandes as occupant in the Occupants column

19. Under Section 105 of the Goa Land Revenue Code, a person reflected in Form I & XIV is presumed to be in possession of the property unless 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.

20. Although no documents furnished to establish the link between the said Florencio Custodio Bernardino Sequeira and the said Jose Antonio Fernandes and Constantino Fernandes OR no document furnished to show how the **SAID FIRST PROPERTY** was acquired by the said Florencio Custodio Bernardino Sequeira from Jose Antonio Fernandes and



Constantino Fernandes and no documents furnished to establish the link between the said the said Smt. Artimiza Fernandes and the said Jose Antonio Fernandes and Constantino Fernandes OR no document furnished to show how the SAID SECOND PROPERTY was acquired by the said Smt. Artimiza Fernandes from Jose Antonio Fernandes and Constantino Fernandes, 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 and the SAID SECOND PROPERTY, the records discloses that the said Florencio Custodio Bernardino Sequeira and his wife, Smt. Maria Joaquina Alvares has been in peaceful possession of





the said first property since 1979 and the said Smt. Artimiza Fernandes has been in peaceful possession of the said first property since 1982 and the subsequent Deed of Sale dated 20/01/1979 and Deed of Relinquishment of Rights and Succession dated 06/08/2007 and Deed of Sale dated 12/01/1982 confirm the continuance of the possession of the said Shri. Madhu Crishna Malgaoker and Shri. Prakash Crishna Malgaoker and further Deeds of Succession dated 24/07/2008, Deed of Sale dated 08/08/2008 read with Deed of Rectification dated 15/05/2009 confirms the possession of Mr. Deepak Shrikant Guravand than by Deed of Sale dated 30/04/2010 the possession of Mr. Suvarn Vasant Salgaonkar was confirmed and further by Deed of Sale dated 26/09/2011 the possession of Mrs. Ginette Fernandes was confirmed and at present by Deed of Sale dated 02/05/2022, Azalea Homes LLP are in possession of the **SAID**



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

21. In light of above, considering the fact that the Inscription Description Certificates, Deed of Purchase and Sale dated 13<sup>th</sup> March 1916, Deed of Sale dated 20/01/1979, Deed of Sale dated 12/01/1982, Deed of Succession dated 24/07/2008, Deed of Sale dated 08/08/2008, Deed of Rectification dated 15/05/2009, Deed of Sale dated 30/04/2010, Deed of Sale dated 26/09/2011 and Deed of Sale dated 02/05/2022 and survey records in respect of the **SAID FIRST PROPERTY** and the **SAID SECOND 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 **AZALEA HOMES LLP** has clear and marketable





title in respect of the **SAID FIRST PROPERTY** and  
the **SAID SECOND PROPERTY SUBJECT** to the  
following :

- i. Production of the following documents:
  - (a) Nil Encumbrance Certificate
  - (b) Zoning 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 18/10/1984 bearing No. CNV/BAR/197/84 issued by the Deputy Collector, North Goa Division, Panaji - Goa has been furnished to establish that



admeasuring **150 sq. mts.** from the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY**, bearing Survey **Nos. 312/11 & 312/12** of Village Aldona, Bardez - Goa, was converted for the purpose of Residential. However No Conversion **Sanad** has been furnished to establish that the remaining area of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** are converted from agricultural to non-agricultural purposes.

4. No NOC is furnished from the Forest Department to establish that the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** are not identified as a Forest Land

V. **EVIDENCE OF POSSESSION:-**

The **SAID FIRST PROPERTY** bearing Survey No. 312/11 and the **SAID SECOND PROPERTY** bearing Survey No. 312/12 of Village Aldona, Bardez - Goa





reflects the name of Ginette Fernandes in Form I & XIV issued by the Department of Survey, Government of Goa. **However it is advisable to carry out mutation proceedings and the name of the present owner i.e. Azalea Homes LLP be added in Form I & XIV in respect of the SAID FIRST PROPERTY and the SAID SECOND 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 FIRST PROPERTY** and the **SAID SECOND PROPERTY**. No Nil Encumbrance Certificate in respect of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** is furnished to establish that there is no encumbrance. **However updated Nil Encumbrance Certificate needs to be**



**furnished in respect of the SAID FIRST  
PROPERTY and the SAID SECOND PROPERTY.**

**CERTIFICATE**

From the documents produced from my scrutiny, I  
hereby certify that **AZALEA HOMES LLP** has clear and  
marketable title in respect of the **SAID FIRST  
PROPERTY** and the **SAID SECOND PROPERTY  
SUBJECT** to the following:

- ii. Observation made at **para v above**
- iii. Production of the following documents:
  - (a) Nil Encumbrance Certificate
  - (b) 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 FIRST PROPERTY** and the **SAID SECOND PROPERTY** and/or (ii) against the larger property; and

- (a) I have taken the title documents under which Florencio Custodio Bernardino Sequeira and his wife, Smt. Maria Joaquina Alvares and Smt. Artimiza Fernandes 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;
    - (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 FIRST PROPERTY** and the **SAID SECOND 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 FIRST PROPERTY** and the **SAID SECOND PROPERTY**; and
- (e) that names of persons spelt differently in different documents in respect of the **SAID FIRST PROPERTY** and the **SAID SECOND PROPERTY** are the same person.
- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the





course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

- This report on title is confined to the **SAID FIRST PROPERTY** and the **SAID SECOND 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 FIRST PROPERTY** and the **SAID SECOND PROPERTY** is not within the scope of this report.



**Shivan S. Desai**  
ADVOCATE

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6<sup>th</sup> Floor, Patto,  
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Mobile No 9822102911

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- 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:- 02/04/2023

**(Adv. Shivan S. Desai)**