

Dated 25/04/2025

TO,

M/S EMPORIS GLOBAL VENTURES PVT LTD,

Mumbai.

TITLE SEARCH REPORT

**THE TITLE VERIFICATION, SEARCH REPORT, TITLE
CLEARANCE CERTIFICATE DESCRIPTION OF THE
PROPERTY HAVING AN AREA OF 4788 SQUARE METERS
SURVEYED UNDER SURVEY NUMBER 72/3 OF VILLAGE
MOIRA, BARDEZ GOA**

Having been engaged by M/S EMPORIS GLOBAL VENTURES PVT LTD. for preparing the Title Verification, search report, legal opinion and the Title Clearance certificate in respect of the All that property known as “**SINLACHEM BATA**”, situated at Povoacao of Village Moira within the local limits of Village Panchayat of Moira, Taluka and Registration Sub-District of North Bardez, District North Goa, in the State of Goa, being originally Description in the Land Description and old Registration No. 39293 at folios 193 of Book Np. B-100 and enrolled under Matriz Nos. 1250, 1318 and 1320 and consisting of Two parcels, being the First parcel and bounded as under: East: with a road which from the church which leads to Povoacao, West : By the Road, North : by Comunidade and South : with the property of



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Caridade Mendes, and the Second Parcel is bounded as under, East: by the paddy field of Comunidade, West: with the Road, North : with the property of Santana de Souza and South by the Simplicio Pereira and the Said Plot having an area of 4788 square meters which is surveyed under survey Number 72 Sub Division 3 of Village Moira Bardez Goa is bounded as North : by Road, South : by survey No. 72 Sub Division 3 – A, East: by the paddy field of Comunidade and West: by the road, and remaining part of the same property. I, Shri. Tushar Shrikant Naik, Advocate, Having office at CU-6, 1st Floor, Advani Chambers, Neelkamal Arcade, Near CCP, Panaji, 403001, do hereby submit my report as under:-

I. DESCRIPTION OF PROPERTY :-

All exists property known as “**SINLACHEM BATA**”, situated at Povoacao of Village Moira within the local limits of Village Panchayat of Moira, Taluka and Registration Sub-District of North Bardez, District North Goa, in the State of Goa, being originally Description in the Land Description and old Registration No. 39293 at folios 193 of Book Np. B-100 and enrolled under Matriz Nos. 1250, 1318 and 1320 and consisting of Two parcels, being the First parcel and bounded as under: East: with a road which from the church which leads to Povoacao, West : By the Road, North : by Comunidade and South : with the property of Caridade Mendes, and the Second Parcel is bounded as under, East: by the paddy field of Comunidade, West: with the Road, North : with the property of Santana de Souza and South by the Simplicio



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Pereira and the Said Plot having an area of 4788 square meters which is surveyed under survey Number 72 Sub Division 3 of Village Moira, Bardez Goa is bounded as North : by Road, South : by survey No. 72 Sub Division 3 – A, East: by the paddy field of Comunidade and West: by the road, and remaining part of the same property.

II. List of Title Deeds / Documents perused / The Owner of the Property acquired title by virtue of the following documents :-

- a) Description of the property alongwith the English Translation bearing No. 39293 at folio 193 of Book B-100
- b) Inscriptions of the property alongwith the English Translation bearing No. 37038 at folio 153v of Book G-40
- c) Manual Form I and XIV
- d) Form I and XIV
- e) Survey Plan.
- f) Will (Testamento) dated 10/02/1986
- g) Deed of Ante Nuptial Contract dated 10/02/1978
- h) Will dated 21/07/1993
- i) Deed of Succession dated 09/11/1995 duly drawn before the Sub Registrar of Bardez recorded at folio 42v to 45 of Book No 781



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- j) Deed of Relinquishment or Renunciation dated 05/04/2013 executed before office of Notary Ex – Officio, Bardez, Mapusa under Book No 843 at pages 37 to 38v dated 05/04/2013
- k) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Book -1 Document Registration No. BRZ-BK1-02145- 2013
- l) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Book -1 Document Registration No. BRZ-BK1-02146- 2013 CD No. BRZD487 dated 22/04/2013
- m) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Book -1 Document Registration No. BRZ-BK1-02147- 2013
- n) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Registration No. CD No. BRZD487 dated 22/04/2013
- o) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Registration No. CD No. BRZD486 dated 22/04/2013
- p) Deed of Sale dated 10/04/2013 duly registered before Sub Registrar of Bardez, Mapusa under Book -1 Document Registration No. BRZ-BK1-03051- 2013 CD No. BRZD514 dated 21/06/2013



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- q) Deed of Partition dated 13/09/2017 registered before Sub Registrar of Bardez Mapusa – Goa under registration No. BRZ-BK1-03917-2017 CD No. BRZD790 dated 25/09/2017
- r) Order dated 04/02/2020 passed by the Court of the Deputy Collector and Sub Divisional officer at Deputy Collector and SDO-II, Bardez Mapusa – Goain case No. 15/113/2018/PART/LAND/II
- s) Deed of Rectification dated 16/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-406-2022 dated 31/01/2022
- t) Deed of Rectification dated 19/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-407-2022 dated 31/01/2022
- u) Deed of Rectification dated 19/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-391-2022 dated 31/01/2022
- v) Deed of Rectification dated 19/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-390-2022 dated 31/01/2022
- w) Deed of Rectification dated 19/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-408-2022 dated 31/01/2022



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- x) Deed of Rectification dated 19/11/2021 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-409-2022 dated 31/01/2022
- y) Deed of Sale dated 25/04/2022 registered before Sub Registrar of Bardez Mapusa – Goa under Registration No. BRZ-1-1844-2022 dated 25/04/2022
- z) Land Use Zoning Certificate bearing No. TPBZ/ZON/7048/MOIRA/TCP-20/153 dated 10/01/2020 issued by Town and Country Planning Department, Mapusa Goa.
- aa) Nil Encumbrance Certificate

III. The Title History of the said property / Investigation of Title and Following Chain transactions :-

- a. The SAID PROPERTY is described under Description No.39293 at folios 193 of Book B-100 and inscribed on 21st February 1952 under No.37038 at folios 153v of Book G-40 in favour of Mario Efigenia Da Piedade e Souza. Window of Francisco Xavier Antonio Da Conceicao e Souza. The Said Inscription Certificate reveals that the SAID ENTIRE PROPERTY was allowed in favour of the said Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza in value of Nine Hundred



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and Fifty Eight Tangas in the Orphanological Inventory which took place after the demise of the said Francisco Xavier Antonio D Conceicao e Souza and his brother, Luis Gonzaga Aalbertino De Souza vide judgement dated 28th February 1951.

- b. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of the title was maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration record are not updated. However, the said records are still recognized by the Courts and departments for the purpose of title of the property. In terms of the system then prevalent, 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 Portuguese Law which is still applicable in Goa and in terms of the principle of law laid down by the court in Goa, the Description & Inscription (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.



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- c. The said orphanological Inventory took place on the demise of said Francisco Xavier Antonio Da Conceicao e Souza and his brother, Luis Gonzaga Albertino De Souza reveals that the Said Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza had following children:
- a) Venceslau Romualdo Antonio Rodario e Souza
 - b) Maria Verediana Ditosa do Rosario e Souza
 - c) Maria Emilia Tereza do Rosario e Souza
 - d) Octavio Zeferino Cesar Rosario e Souza
 - e) Maria Amelia Carlota do Rosario e Souza
 - f) Maria Ermelinda Higina do Rosario e Souza
- d. Vide Testamento (WILL) dated 30/01/1986 the said Mrs. Maria Efigenia Da Piedade e Souza widow of Francisco Xavier Antonio Da Conceicao e Souza bequeathed 2/3rd share in the said entire property in favour of her son Octavio Zeferino Cesar Rosario e Souza and Francisco Minguel Pais do Rosario e Souza and remaining 1/3rd part of the entire property to Maria Ermelinda Higina do Rosario e Souza.
- e. That the said Mr. Octavio Zeferino Cesar Rosario e Souza married to Maria Luisa Manuela Francisca de Souza under the regime of separation of assets after executing Deed of Ante Nuptial Contract DATED 10/02/1978.



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- f. Vide WILL dated 21/07/1993, the said Octavio Zeferino Cesar Rosario e Souza alias Octavio de Souza bequeathed his entire share in the estate in favour of his sister, the said Maria Ermelinda Higina e Souza.
- g. Deed of Succession dated 09/11/1995 duly drawn before the Sub-Registrar of Bardez recorded at folio 42v to 45 of Book No.781 reveals that the said Mrs. Diana S. Pereira alias Diana Souza Pereira alias Maria Verediana Ditosa do Rosario Souza e Periera alias Santana Pereira alias Santana Diogo Cosme Caridade Pereira passed away on 08/06/1991, leaving behind the sole and universal legal heirs, namely, i) Mr. Dino Antonio Justinio Francisco Pereira alias Dino Pereira married to Alda Pereira ii) Mrs. Savia Higima Emilia Pereira alias Savia Fernandes married to Mr. Mervin Fernandes and ii) Mr. Degracao Pereira alias Degracao Pereira.
- h. Deed of Sale of immovable property dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-I Document Registration No. BRZ-BK1-02147-2013, CD No. BRZD487 dated 22/04/2013
- i. That vide Deed of assignment dated 15/01/1951, the said Mrs. Maria Verediana Ditosa do Rosario e Souza had assigned all her rights in favour of her mother, the said Maria Efigenia Da



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Piedade e Souza. However the said Deed of Assignment dated 15/01/1951 is not furnished.

- j. By virtue of Public Deed of Sale dated 23/02/1949, Mrs. Maria Verediana Ditosa do Rosario e Souza alias Diana Souza Pereira who got married to Santana Diogo Cosme Pereira sold all her illiquid rights (which she has in the undivided inheritance of her deceased father) to her mother Mrs. Maria Efigenia Da Piedade e Souza. She assigned all her rights to her mother Mrs. Maria Efigenia Da Piedade e Souza vide Deed of Assignment dated 15/01/1951, reference of which is made in the inventory proceedings.
- k. That said Mrs. Maria Verediana Ditosa do Rosario e Souza expired on 08/09/1989 and her husband Santana Diogo Cosme Pereira also expired on 08/06/1991, leaving behind the following and which came to be confirmed by the Deed of Succession dated 09/11/1995 duly drawn before the Sub-Registrar of Bardez found recorded at folio 42v to 45 of Book No. 781.
 - a. Mr. Dino Antonio Justinio married to Alda Pereira.
 - b. Mrs. Avita Higima Emilia Pereira alias Savia Fernandes married to Mervin Fernandes and
 - c. Mr. Degracio Pereira alias Conceicao Degracio Pereira.

That Miss. Maria Emilia Tereza do Rosario e Souza expired on 28/05/1953 (spinster) as



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such her share got devolved in favour of other collateral heirs.

- l. That Mr. Venceslau Romualdo Antonio Rodario e Souza predeceased his mother on 27/02/1973 due to which his wife Mariade Lourdes Ana Pais do Rosario e Souza had no right in Succession.
- m. By virtue of Deed of Adoption dated 25/10/1983, Francisco Minguel Pais do Rosario e Souza alias Francisco Miguel Pais de Alaide Lobo, son of late Venceslau Romualdo Antonio Rodario e Souza, was adopted by Mr. Antonio Sebastiao Gonxaaga de Lobo and his wife Mrs. Angela Matild Pais and he was renamed as Francisco Miguel Pais de Alaide Lobo.
- n. That said Mrs. Maria Efigenia Da Piedade e Souza expired leaving behind a Will dated 30/01/1986 wherein she bequeathed 2/3rd share in the said larger property to Mr. Octavio Zeferino Cesar Rosario e Souza and Francisco Minguel Pais do Rosario e Souza and remaining 1/3rd share to Maria Ermelinda Higina do Rosario e Souza.
- o. That this plot surveyed under No. 72/3, admeasuring 4,788 sq.mts. of Village Moira, Bardez, Goa shall hereinafter for brevity's sake be referred as "SAID PLOT".



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- p. That Mr. Octavio Zeferino Cesar Rosario e Souza got married to Maria Luisa Manuela Francisco de Souza under the regime of Separation of assets and that said Mr. Octavio Zeferino expired on 09/01/2001 without issues. Thereby virtue of Deed of Ante Nuptial Contract dated 10/02/1978, his share got devolved in favour of his other siblings. He also executed will dated 21/07/1993.
- q. That Deed of Succession dated 04/06/2004 came to be duly drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio at Bardez, by virtue of which it came to be declared that Mrs. Maria Efigenia Da Piedade e Souza was survived by 1. Mrs. Maria Amelia Carlota do Rosario e Souza married to Mr. Aleixo Dominico Da Costa, 2. Mrs. Maria Ermelinda Higina do Rosario e Souza married to Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes and 3. Sandra Efigenia Pais do Rosario e Souza, daughter of Mr. Venceslau Romualdo Antonio Rodario e Souza.
- r. By virtue of Judgement & Order dated 30/01/2008 in Case No. 18/35/2007/LRC-MISC which was applied in 2007 for correction of name of property bearing Survey No. 72/3 of Village Moira, Bardez, Goa, the property name was corrected from "Ghar Bhat" to "Sinlachim Bata".



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- s. By virtue of Deed of Relinquishment dated 05/04/2013 duly registered before the Sub-Registrar of Bardez under No. 843 at page 37 to 38v dated 05/04/2013, Sandra Efigenia Pais do Rosario e Souza (Spinster) relinquished all her rights of her grand parents and father's inheritance, which was relinquished through her POA holder Mr. Reuben De Quadros vide Power of Attorney dated 11/03/2013 executed before G P Rayal, Assistant Consular Officer, Embassy of India, Lisbon, Portugal. Thus, Mrs. Maria Amelia Carlota do Rosario e Souza along with her husband Mr. Aleixo Dominico Da Costa and Mrs. Maria Ermelinda Higina do Rosario e Souza along with her husband Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes came to be the exclusive owners of the SAID LARGER PROPERTY.
- t. The SAID LARGER PROPERTY came to be jointly acquired by Sandip Krishna Kalangutkar, his wife Shshikala S. Kalangutkar, Sachin Tulshidas Falari, his wife Veneeta Sachin Falari, Yogesh Tulsidas Falari and his wife Deepti Yogesh Falari, by virtue of following Sale deeds:
- i) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-I Document Registration No. BRZ-BK1-02145-2013, CD No. BRZD487 dated 22/04/2013, wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza



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and her husband Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes sold an area admeasuring 797.91 sq.mtrs. to Mrs. Shashikala S. Kalangutkar.

- ii) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-I Document Registration No. BRZ-BK1-03051-2013, CD No. BRZD514 dated 21/06/2013, wherein said Mrs. Maria Amelia Carlota Do Rosario E Souza and her husband Mr. Aleixo n Dominico Da Costa sold an area admeasuring 797.91 sq. mtrs. to Mr. Sandip Krishna Kalangutkar.
- iii) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-I Document Registration No. BRZ-BK1-02136-2013, CD No. BRZD487 dated 22/04/2013 wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes sold an area admeasuring 797.91 sq. mtrs. to Mr. Sandip Krishna Kalangutkar.
- iv) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-1 Document Registration No.BRZ-BK1-02138-2013, CD No. BRZD486 dated 22/04/2013, wherein

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said Mrs. Maria Amelia Carlota Do Rosario E Souza and her husband Mr. Aleixo Dominico Da Costa sold an area admeasuring 797.91 sq. mtrs. to Mr. Sandip Krishna Kalangutkar.

- v) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-1 Document Registration No. BRZ-BK1-02149-2013, CD No. BRZD487 dated 22/04/2013 wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold an area admeasuring 797.91 sq. mtrs. to Mrs. Shashikala Sandip Kalangutkar.
- vi) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No.1, bearing registration no. BRZ-BK1-02115-2013, CD No. BRZD485 dated 19/04/2013 wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold an area admeasuring 797.91 sq. mtrs. to Mr. Sachin Tulsidas Falari.
- vii) Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No.1, bearing registration No. BRZ-BK1-02114-2013, CD No. BRZD485 dated 19/04/2013 Mrs.



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Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold an area admeasuring 797.91 sq. mtrs. to Mr. Yogesh Tulsidas Falari.

- u. Subsequently by a Deed of Partition dated 13/09/2017, executed between Sandip Krishna Kalangutkar, his wife Shashikala S. Kalangutkar and Mr. Sachin Tulshidas Falari and his wife Mrs. Veneeta Sachin Falari, Mr. Yogesh Tulsidas Falari and his wife Mrs. Deenti Yogesh Falari came to be duly registered before the Sub-Registrar of Bardez under Book-1 Document, bearing registration No. BRZ-BK1-03917-2017, CD No. BRZD790 dated 25/09/2017. By virtue of the said Deed of Partition dated 13/09/2017 an area admeasuring 4788 sq. mtrs., belonging to Sandip Krishna Kalangutkar and his wife Shashikala S. Kalangutkar came to be marked and identified as Plot A (SAID PLOT) with exclusive ownership to Sandip Krishna Kalangutkar and his wife Shashikala S. Kalangutkar and an area admeasuring 4787 sq. mtrs. belonging to Sachin Tulshidas Falari and Yogesh Tulsidas Falari came to be marked as and identified as Plot B.
- v. That pursuant to the division held by virtue of Deed of Partition dated 13/09/2017 proceedings to segregate Plot A and Plot B came to be initiated under case No. Order dated 04/02/2020, 17/03/2020 dated



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15/113/2018/PART/LAND/11 before the Deputy Collector and S.D.O Bardez – Goa by Mr. Sachin Tulshidas Falari and Mr. Yogesh Tulshidas Falari and as per the order passed by the Dy. Collector S.D.O. II Mapusa, Goa and Letter No. 9/ISLR/MAP/PART/LAND/711/2018/517 issued by Inspector of Survey & land Records City Survey, Mapusa wherein the Plot B admeasuring an area of 4787 square meters (Plot B), belonging to Sachin Tulshidas Falari and Yogesh Tulshidas Falari of Survey No. 72/3-A, Village Moira and admeasuring 4788 square meters (Plot A), belonging to Sandip Krishna Kalangutkar and his wife Shashikala S. Kalangutkar came to be retained under survey Number 72/3 of Village Moira.

- w. The names of Sandip Krishna Kalangutkar and his wife Shashikala S. Kalangutkar appeared in Occupant column in the Form I and XIV of Survey No. 72/3 of Village Moira, Bardez, Goa for an area admeasuring 4788 square meters.
- x. That Mrs. Maria Amelia Carlota Do Rosario E Souza expired on 08/05/2018 and her husband Mr. Aleixo Dominico Da Costa expired on 02/01/2022 leaving behind their legal heirs by virtue of six different Ratification Deeds all dated 31/01/2022. (One) bearing registration No. BRZ-1-408-2022, Document Serial No. 2022-BRZ-430, (Two) bearing Registration No. BRZ-1-406-2022, Document Serial No. 2022-BRZ-421, (three) bearing Registration



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No. BRZ-1-407-2022, Document Serial No. 2022-BRZ-423, (Four) bearing Registration No. BRZ-1-390-2022, Document Serial No. 2022-BRZ-414, (Five) bearing Registration No. BRZ-1-391-2022, Document Serial No. 2022-BRZ-419, (Six) bearing Registration No. BRZ-1-409-2022, Document Serial No. 2022-BRZ-431, was executed before Sub Registrar of Bardez, Mapusa Goa, the name of the Original heirs which was left out were included. The names are as follows:

1. Mr. Dino Santan Pereira alias Dino Antonio Justiniano Francisco Pereira
2. Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha
3. Mrs. Savia Higina Emilia Pereira alias Savia Fernandes
4. Mr. Mervyn Joseph fernandes
5. Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira
6. Mrs. Loraine Pereira
7. Mr. Francisco Miguel Pais De Ataide Lobo
8. Mr. Sydney Dominguito Souza Costa
9. Mrs. Sheryl Joyce Martins
10. Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca
11. Mr. David Renato Braganza



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12.Mrs. Suraya Maria Costa Souza alias

Suraya Maria Libania Souza Costa

13.Mr. Prachya Deb Mukherjee

By virtue of Deed of Sale dated 24.02.2022, duly registered in the Office of the Sub Registrar of Bardez at Mapusa in Book -1, Document, registration No. BRZ-1-1844-2022, dated 25/04/2022, Mr. Sandip Krishna Kalangutkar sold the SAID PLOT admeasuring an area of 4788 square meters to M/s Acecon Properties Pvt. Ltd represented through its Director Mr. Ashish Kumar Agarwal.

y. That M/s Acecon Properties Pvt. Ltd. Became the lawful owners in absolute possession of the SAID PLOT totally admeasuring an area of 4788 square meters the name of M/s Acecon Properties Pvt. Ltd is recorded in the form I and XIV of survey No. 72/3 of Village Moira, Bardez, North Goa, Goa for an area admeasuring an area of 4788 square meters.

z. That vide Deed of Sale dated 04.10.2023 M/s Acecon Properties Pvt. Ltd have sold the said plot of Land admeasuring an area of 4788 square meters to **EMPORIS GLOBAL VENTURE PVT. LTD** which is duly registered before the Sub Registrar of Bardez under Number BRZ-1-4709-2023 under Book 1 Document dated 04-10-2023.

aa. That **EMPORIS GLOBAL VENTURE PVT. LTD** Ltd. Became the lawful owners in



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absolute possession of the SAID PLOT totally admeasuring an area of 4788 square meters the name of **EMPORIS GLOBAL VENTURE PVT. LTD** is recorded in the form I and XIV of survey No. 72/3 of Village Moira, Bardez, North Goa, Goa for an area admeasuring an area of 4788 square meters.

bb.Zoning Certificate dated 10/01/2020 under Ref. No. TPBZ/ZON/7048/MOIRA/TCP-20/153 issued by office of Senior Town Planner, Mapusa, Bardez, North Goa, Goa confirms the zone of the said Plot as settlement Zone.

cc.Conversion Sanad under No. 4/154/CNV/AC-III/2020/675 dated 02/06/2021.

In the light of above, considering the fact that Deed of Sale, Form I and XIV and Inscription and description and other Documents of the Survey Records in respect of the SAID PROPERTY have remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that **EMPORIS GLOBAL VENTURE PVT. LTD** has a clear and marketable title in respect of the **SAID PROPERTIES** admeasuring 4788 square meters in survey Number 72 Sub Division 3 of Village Moira. SUBJECT to the following Documents.



Adv Amey A. Shetye

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ADVOCATE
 Melquedes Bldg., 1st Floor,
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 Vasco-da-Gama, GOA-403802

- i. Publication of Public Notice inviting Objections from the General public, if any
- ii. Latest Nil Encumbrance Certificate
- iii. Deed of Assignment dated 15/01/1951
- iv. Deed of Adoption dated 25/10/1983
- v. Will dated 30/01/1986
- vi. Copy of Deed of Succession dated 04/06/2004.

IV. ENCUMBRANCE ON PROPERTY: -

I have taken search in the Office of the Sub Registrar of Bardez, Mapusa Goa and have not found any registered Mortgages in respect of the said property. However updated Nil Encumbrances Certificate in respect of the SAID PROPERTY need to be furnished.

FINAL CERTIFICATE

From the documents produced from my security, I hereby certify that **EMPORIS GLOBAL VENTURE PVT. LTD** has clear and marketable and free from encumbrances title to the SAID PROPERTY subject to the following:

- i. Publication of the Public Notice inviting objection from the general public, if any



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ii. Production of updated Nil Encumbrances Certificate

A certificate determination, notification, opinion or like will not be binding on an Indian Court or any arbitration 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

Date: 25/04/2025



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