

Sailee Kenny
Advocate

5th Floor, Satt Adhaar
Chambers, Patto,
Panaji, Goa

TITLE REPORT

To,

Date: 05.11.2024

KAMLESH Y. KAREKAR
AUTHORISED PARTNER OF
M/S PSYK INFRA LLP.

502, 5th floor,

Unitech City Centre, Panaji

Tiswadi, Goa

I. LIST OF DOCUMENTS

I have perused the photocopies of the following documents:

- a) Form I & XIV of property bearing Survey No. 9 Sub-Division No. 3 of Village Cujira, Tiswadi – Goa (Prior to Partition of 07/09/2022)
- b) Survey Plan of property bearing Survey No. 9 Sub-Division No. 3-D of Village Cujira, Tiswadi – Goa.
- c) Description Certificate bearing No. 199 of Book B-3(old) at Folio 268.
- d) Inscription Certificate No. 14870 of Book G-26 at Folio 86v.

- e) Deed of Relinquishment dated 15.03.1996 of Late Yeshwant Naik, husband of Late Smt. Suhasini Naik along and his children with their respective spouses and Mrs. Sushila Narayan Shirwaikar, daughter of Fondu Bicu Camotim Ganecar, widow of Narayan Shirwaikar, and her son Shri. Rajas Narayan Shirwaikar along with his wife Mrs. Sharmila Rajas Shirwaikar.
- f) Deed of Relinquishment dated 29.09.1979 of Late Smt. Guita Naguexa Ghanekar
- g) Deed of Relinquishment date 26.03.1979 of Late Smt. Sudhabai Naguexa Ghanekar
- h) Deed of Relinquishment dated 17.05.1979 of Late Smt. Lata Naguexa Ghanekar
- i) Deed of Relinquishment dated 04.05.2011 of Smt. Sumitra Keshav Camotim Ghanekar and her husband Shri. Ravindranath Tamba
- j) Certified copy of Deed of Partition dated 24.08.1992 registered before the Office of the Civil Registrar cum

Sub Registrar at Ilhas, Panaji under no. 102/93 of
Volume No. 209 of Book 1

- k) Deed of Partition dated 16.10.2008 registered under no. 3071 at pages 44 to 90 of Book 1 Volume 2021 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 24.10.2008
- l) Deed of Sale 11.01.2010 registered under no. 148 at pages 444 to 457 of Book 7 Volume 2178 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 13.01.2010
- m) Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00837-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011
- n) Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00836-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011

- o) Deed of Rectification dated 16.03.2016 registered on 17.03.2016 under Document Serial Number 649 (Registration summary page not furnished)
- p) Conversion Sanad dated 04.05.2013 along with Addendum to the Conversion Sanad
- q) No Objection Certificate dated 23.04,2021 bearing no. TIS/555/49(6)/MOP/TCP/2021/743 from the Town and Country Planning Department
- r) Power of Attorney dated 15.10.2020 registered under no. PNJ-POA Register-49-2020 of Book POA Register Document dated 15.10.2020
- s) Deed of Sale dated 15.05,2021 registered under no. PNJ-1-1274-2021 of Book 1 Document registered on 04.06.2021
- t) Form IX in respect of Survey no. 9 Sub division 3 of Village Cujira, Tiswadi bearing Mutation Serial No. 35914
- u) Form I and XIV dated 08.08.2022 with respect to Survey No. 9 Sub Division 3 of Village Cujira, Tiswadi

- v) Order of Partition dated 23.08.2022 in Case no. ISLR-TIS-PART-CUJ-82-2022 issued by the Inspector of Survey and Land Records of Tiswadi at Panaji,
- w) Technical Clearance for carrying out proposed construction of Residential Building and Compound wall dated 04.04.2022 bearing no. TIS/10221/CUJI/TCP/2022/567
- x) Construction License dated 07.12.2022 bearing no. VP/SC/1841/2022-23/Const Lic No-25
- y) Form I and XIV dated 20.02.2023 with respect to Survey No. 9 Sub Division 3-D post partition.
- z) Revised Construction license dated 10.01.2024 dated VP/SC/2549/2023-24/Const Lic No- 38
- aa) Technical Clearance for Revised Plan dated 23.10.2023 bearing no. TIS/10221/CUJI/TCP/2023/2014
- bb) Nil encumbrance Certificate bearing no. **NEC/4/2024/1379**

II. DESCRIPTION OF THE PROPERTY:

ALL THAT PLOT surveyed under **Survey No.9/3-D** of Village Cujira, admeasuring about **753.90** sq. mtrs., previously forming part of **Larger Property** bearing Survey No. 9/3 of Cujira, which itself forms part of the **Entire Property** known as 'Cujira' or 'ODLEM CUJIRA' described in the Land Registration Office of Ilhas under no. 199 of Book B-3(Old) at Page 268 and enrolled in the Taluka Revenue Office under Matriz No. 12 situated at Cujira, within the jurisdiction of Village Panchayat of St.Cruz, Taluka and Registration Sub-District of Tiswadi, District of North Goa, State of Goa, which property is bounded as under:

On the East:	By property bearing Survey Nos. 9/3-A of Village Cujira of Tiswadi Taluka;
On the West:	By remaining part of the same property survey no. 9/3 of Village Cujira of Tiswadi Taluka
On the North:	By property bearing Survey nos. 9/6 and 9/7 of Village Cujira of Tiswadi Taluka
On the South:	By a Public Road

This property shall hereinafter be referred to as the **SAID PLOT**.

III. TRACING OF THE TITLE:

1. The first document made available for inspection is the Description Certificate bearing No. 199 of Book B-3(old) at Folio 268.. In terms of the said Description Certificate, there exists a property of Palm grove known as 'Oddolem Cucir' comprised of three hundred and fifty coconut trees, some big and some small, five jackfruit trees, eight grafts, four mango trees sucking variety, one tamarind tree and one cocum tree in all about three hundred and sixty nine trees, partly fruit bearing and partly non fruit bearing trees, situated in the village Cujira of Ilhas Taluka (the '*Entire Property*'), bounded on the east by the paddy field known as "Dact Zuim" of the possession of the Comunidade of the same village Cujira, on the west by the stream of water of the possession of the Comunidade of the Village Calapor, on the north by the palm grove "Chamarbatta" of the possession of Sebastiao Pegado, heir of Jacinto Pegado and on the south by the palm grove known as "Aneixo" of the possession of Vencitexa Camotim.

2. As per Inscription Certificate No.14870 of Book G-26 at Folio 86v, on 06/01/1943, the Property Described under No. 199 of Book B-3(old) at Folio 268 the property originally belonged to Shri. Bicu Camotim Ganecar and his wife Smt. Rukmini Ganecar and after their death the property devolved upon their children namely Fondu Bicu Camotim Ganecar, Naguesh Bicu Camotim Ganecar, Keshav Bicu Camotim Ganecar and Govind Bicu Camotim Ganecar.
3. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. Portuguese Regime in Goa continued up to 1961, and post 1965, 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 prevalent, properties had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same. 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.

4. The said Bicu Ganecar was therefore the original owner in possession of the *said Entire Property* of which the **SAID PLOT** forms a part and after his death, the same devolved upon his children Fondu, Keshav, Naguesh and Govind.
5. The said Fondu Bicu Ganecar was married to Smt. Eshoda Fondu Camotim Ganecar and from the said wedlock they had 3 children, namely Shri. Mohan Fondu Camotim Ganecar, Smt. Shalini Fondu Camotim Ganecar and Smt. Suxila Fondu Camotim Ganecar.
6. From his second wedlock to Smt. Camlabai Fondu Camotim Ganecar, the couple had one child namely Dr. Bhicaji Fondu Camotim Ganecar.
7. Shri. Keshav Camotim Ganecar was married to Smt. Hirabai Keshav Camotim Ganecar and from the said wedlock they

had 6 children namely, Venkatesh, Damodar, Dattatray, Sunanda, Vasanti and Rekha.

8. Smt. Sunanda, Smt. Vasanti and Smt. Rekha relinquished their rights, share and title to the estate of Shri. Keshav Camotim Ganekar by executing various Deeds of Relinquishment.
9. Shri. Naguexa Bhicu Camotim Ganecar was married to Smt. Mirabai Nahuesh Camotim Ganecar and from the said wedlock they had 4 children namely Vinay, Lata, Sudha and Geeta.
10. Vide Deed of Renunciation dated 29.09.1979 Smt. Geeta renounced her rights, share and title to the estate of Shri. Naguexa Bhicu Camotim Ganecar.
11. Vide Deed of Relinquishment dated 26.03.1979, Smt. Sudha relinquished her rights, share and title to the estate of Shri Naguexa Bhicu Camotim Ganecar.
12. Vide Deed of Relinquishment dated 17.05.1979, Smt. Lata relinquished her rights, share and title to the estate of Shri Naguexa Bhicu Camotim Ganecar.

13. Shri. Govind Bicu Camotim Ganecar was married to Smt. Prembai Govind Camotim Ganecar and from the said wedlock they had 3 children namely Gurunath, Jyoti and Sheila.
14. Vide Deed of Relinquishment dated 05.12.1987, Smt Shailaja and her her husband relinquished her right, share and title to the estate of Shri. Govind Bicu Camotim Ganecar.
15. Vide Deed of Relinquishment dated 18.05.2011 Smt. Jyoti also known as Smt. Mangala Govind Ganecar along with her husband relinquished her right, share and title to the estate of Shri. Govind Bicu Camotim Ganecar.
16. Vide a Deed of Partition dated 24.08.1992 registered before the Office of the Civil Registrar cum Sub Registrar at Ilhas, Panaji under no. 102/93 of Volume No. 209 of Book 1, property belonging to Fondu came to be amicably partitioned between Shri. Mohan Fondu Camotim Ganecar and Dr. Bicaji Fondu Camotim Ganecar. Vide the said deed of partition **Plot B** admeasuring was allotted to Shri. Mohan Fondu Camotim

Ganecar and **Plot A** was allotted to Dr. Bicaji Fondu Camotim Ganecar.

17. Vide Deed of Partition dated 16.10.2008 registered under no. 3071 at pages 44 to 90 of Book 1 Volume 2021 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 24.10.2008 the remaining part from the entire property amicably came to be partitioned amongst the remaining heirs of Shri. Bicu Camotim Ganecar. One plot namely "Plot C" admeasuring 1499 sq.mtrs came to be further sub- divided into three plots namely Plot C-1 which was admeasuring 500 sq. mtrs and the same was allotted to Shri. Venkatesh Keshav Camotim Ganecar, Plot C-2 which was admeasuring 499.50 sq mtrs was allotted to Shri. Damodar Keshav Camotim Ganecar and Plot C-3 which was also admeasuring 499.50 was allotted to Shri. Dattatray Keshav Camotim Ganecar. Plot D which was admeasuring 1499 sq mtrs and was located on the north eastern side of the said entire property came to be allotted to Shri. Ranu Naguesh Camotim Ganecar, Plot E admeasuring 1499 sq mtrs situated on the West Northern Side of the said

entire property came to be allotted to Shri. Gurunath Govind Camotim Ganecar.

18. Vide Deed of sale dated 11.01.2010 registered under no. 148 at pages 444 to 457 of Book 7 Volume 2178 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 13.01.2010 the Plot B was sold by Dr. Mohan Fondu Camotim Ganecar and his wife to Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes.
19. Vide Deed of sale dated 28.03.2011 registered under no. PNJ-BK1-00837-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011, the Plot C-2 was sold by Shri. Damodar Keshav Camotim Ganecar and his wife to Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes.
20. Vide Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00836-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011 Shri. Dattatray Keshav Camotim Ganecar and his wife sold

the Plot C-3 to Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes.

21. Vide Deed of Rectification dated 16.03.2016 registered on 17.03.2016 under Document Serial Number 649 (Registration summary page not furnished), which was executed between Shri. Dattatray Keshav Camotim Ganecar and Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, the Plan enclosed to the Sale Deed dated 11.01.2010 and the area of the Plot B was duly rectified to be 2364 sq.mtrs as against an area of 2597 sq.mtrs as earlier mentioned in the Sale Deed.
22. The Owner Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes obtained a Conversion Sanad dated 04.05.2013 along with Addendum to the Conversion Sanad with respect to the said property and Developer the said property. He thereafter amalgamated the a part of the Plot B admeasuring an area of 413.50 sq mtrs, a part of plot C-2 admeasuring an area of 310 sq.mtrs and part of the Plot C-3 admeasuring an area of 30.50 sq. mtrs and the said

amalgamated plot was totally admeasuring an area of 753.90 sq mtrs.

23. Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes then obtained a No Objection certificate dated 23.04,2021 bearing no. TIS/555/49(6)/MOP/TCP/2021/743 from the Town and Country Planning Department with respect to the said amalgamated plot which was described to be falling in the "Settlement Zone" by the Department of Town and Country Planning for the sale of the said amalgamated plot.
24. The said amalgamated plot totally admeasuring 753.90 sq mtrs was sold to the present Owners, M/s PSYK Infra LLP by Shri. Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes and his wife vide Deed of Sale dated 15.05,2021 registered under no. PNJ-1-1274-2021 of Book 1 Document registered on 04.06.2021. The wife of Shri. Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes was represent by her husband in the said sale deed as her duly constituted attorney

as was constituted under the Power of attorney dated 15.10.2020 registered under no. PNJ-POA Register-49-2020 of Book POA Register Document dated 15.10.2020.

25. Latest Form IX bearing Mutation Serial No. 35914 and Form I and XIV reflects the name of M/s PSYK INFRA LLP in the list of Occupants.
26. The said Amalgamated plot was partitioned and granted new sub division number 3-D of Survey No. 9/3 of Cujira Village vide Order dated 23.08.2022 passed by the Inspector of Survey and Land Records, Tiswadi, Goa in case no. ISLR-TIS-PART-CUJ-82-2022
27. The Owners M/s PSYK INFRA LLP then obtained a technical clearance order dated 04.04.2022 bearing no. TIS/10221/CUJI/TCP/2022/567 for proposed construction of Residential Building and Compound wall. The same was revised vide Order dated 23.10.2023 bearing no. TIS/10221/CUJI/TCP/2023/2014.
28. The Owners M/s PSYK INFRA LLP further obtained a construction license from the office of the Village Panchayat

of St. Cruz dated 07.12.2022 bearing no. VP/SC/1841/2022-23/Const Lic No. -25 for proposed construction of Residential Building and Compound wall. The same was revised vide Order dated 10.01.2024 bearing no. VP/SC/2549/2023-24/Const.lic No-38

29. The Owners have also obtained a Nil encumbrance Certificate bearing no. **NEC/4/2024/1379** from the office of Sub-Registrar of Ilhas, Panaji, Goa
30. The Latest Form I & XIV in respect of *the Plot* reflects the names of M/S PSYK INFRA LLP in the Occupant's Column. The same read together with Order dated 23.08.2022 passed by the Inspector of Survey and Land Records, Tiswadi, Goa in case no. ISLR-TIS-PART-CUJ-82-2022 establishes that M/s PSYK INFRA LLP is the Occupant of the **SAID PLOT**.
31. As per S.105 of the Goa Land Revenue Code, 1968, 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 therefor.

32. In light of the above sequence of events and considering the fact that Description Certificate bearing No. 199 of Book B-3(old) at Folio 268, Inscription Certificate No. 14870 of Book G-26 at Folio 86v, Form I & XIV of property bearing Survey No. 9 Sub-Division No. 3 of Village Cujira, Tiswadi – Goa (Prior to Partition of 07/09/2022), Survey Plan of property bearing Survey No. 9 Sub-Division No. 3-D of Village Cujira, Tiswadi – Goa, Deed of Relinquishment dated 15.03.1996 of Late Yeshwant Naik, husband of Late Smt. Suhasini Naik along and his children with their respective spouses and Smt. Sushila Naik along with her son and daughter in law, Deed of Relinquishment dated 29.09.1979 of Late Smt. Guita Naguexa Ghanekar, Deed of Relinquishment date 26.03.1979 of Late Smt. Sudhabai Naguexa Ghanekar, Deed of Relinquishment dated 17.05.1979 of Late Smt. Lata Naguexa Ghanekar, Deed of Relinquishment dated 04.05.2011 of Smt.

Sumitra Keshav Camotim Ghanekar and her husband Shri. Ravindranath Tamba, Certified copy of Deed of Partition dated 24.08.1992 registered before the Office of the Civil Registrar cum Sub Registrar at Ilhas, Panaji under no. 102/93 of Volume No. 209 of Book 1, TERMO DE REPUDIO DA HERANCA, i.e., Minutes of Relinquishment recorded before the Court of the Civil Judge Senior Division at Panaji on 05.12.1987 along with its English translation by Smt. Sailaja Govinda Bicu Ganecar along with her husband Shri. Subash Chandra Voicunta Sinai Dempo, Deed of Partition dated 16.10.2008 registered under no. 3071 at pages 44 to 90 of Book 1 Volume 2021 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 24.10.2008, Deed of Sale 11.01.2010 registered under no. 148 at pages 444 to 457 of Book 7 Volume 2178 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 13.01.2010, Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00837-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011, Deed of Sale dated

28.03.2011 registered under no. PNJ-BK1-00836-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011, Deed of Rectification dated 16.03.2016 registered on 17.03.2016 under Document Serial Number 649 (Registration summary page not furnished), Conversion Sanad dated 04.05.2013 along with Addendum to the Conversion Sanad, No Objection Certificate dated 23.04,2021 bearing no. TIS/555/49(6)/MOP/TCP/2021/743 from the Town and Country Planning Department, Power of Attorney dated 15.10.2020 registered under no. PNJ-POA Register-49-2020 of Book POA Register Document dated 15.10.2020, Deed of Sale dated 15.05,2021 registered under no. PNJ-1-1274-2021 of Book 1 Document registered on 04.06.2021, Form IX in respect of Survey no. 9 Sub division 3 of Village Cujira, Tiswadi bearing Mutation Serial No. 35914, Form I and XIV dated 08.08.2022 with respect to Survey No. 9 Sub Division 3 of Village Cujira, Tiswadi, Order of Partition dated 23.08.2022 in Case no. ISLR-TIS-PART-CUJ-82-2022 issued

by the Inspector of Survey and Land Records of Tiswadi at Panaji, Technical Clearance for carrying out proposed construction of Residential Building and Compound wall dated 04.04.2022 bearing no. TIS/10221/CUJI/TCP/2022/567, Construction License dated 07.12.2022 bearing no. VP/SC/1841/2022-23/Const Lic No-25, Form I and XIV dated 20.02.2023 with respect to Survey No. 9 Sub Division 3-D post partition, Revised Construction license dated 10.01.2024 dated VP/SC/2549/2023-24/Const Lic No- 38, Technical Clearance for Revised Plan dated 23.10.2023 bearing no. TIS/10221/CUJI/TCP/2023/2014, Nil encumbrance Certificate bearing no. **NEC/4/2024/1379** I am of the opinion that M/S PSYK INFRA LLP has a clear and marketable title in respect the **SAID PLOT**.

IV. ADDITIONAL OBSERVATIONS:

- i. No tenants/*Mundkars* are reflected in the survey records of the **SAID PLOT**.

- ii. The Urban Ceiling Act is not applicable to the State of Goa.
- iii. Latest Nil Encumbrance Certificate is furnished.

V. EVIDENCE OF POSSESSION:

The Form I & XIV issued by the Department of Survey, Government of Goa with respect to the said Plot reflects the name of M/S PSYK INFRA LLP and the same establishes that M/s PSYK INFRA LLP is the Occupant of the **SAID PLOT**.

CERTIFICATE

From the documents produced for my scrutiny, I hereby certify that M/S PSYK INFRA LLP has a clear and marketable title in respect of the **SAID PLOT** admeasuring 753.90 sq. mtrs., previously forming part of *Larger Property* bearing Survey No. 9/3 of Cujira, Tiswadi Taluka, subject to the following:

- a) Inspection of Original/Certified Manual Form I & XIV of Survey No. 9/3-D of Village Cujira of Tiswadi Taluka; Manuel Form I and XIV of Survey No. 9/3 of Village Cujira of Tiswadi Taluka, Manuel Form 9 of Survey No. 9 Sub Division 3 of Village Cujira, Tiswadi, Goa; Manuel Form 3 of Survey No. 9/3 of Village Cujira of Tiswadi Taluka; Form 9 with Mutation Entry No. 35914 of Survey No. 9 Sub Division No. 3 of Village Cujira, Tiswadi – Goa; Deed of Relinquishment dated 15.03.1996 of Late Yeshwant Naik, husband of Late Smt. Suhasini Naik along and his children with their respective spouses, Deed of Relinquishment dated 29.09.1979 of Late Smt. Guita Naguexa Ghanekar, Deed of Relinquishment dated 26.03.1979 of Late Smt. Sudhabai Naguexa Ghanekar, Deed of Relinquishment dated 17.05.1979 of Late Smt. Lata Naguexa Ghanekar, Deed of Relinquishment dated 04.05.2011 of Smt. Sumitra Keshav Camotim Ghanekar and her husband Shri. Ravindranath Tamba, Certified copy of Deed of Partition dated 24.08.1992 registered

before the Office of the Civil Registrar cum Sub Registrar at Ilhas, Panaji under no. 102/93 of Volume No. 209 of Book 1, TERMO DE REPUDIO DA HERANCA, i.e., Minutes of Relinquishment recorded before the Court of the Civil Judge Senior Division at Panaji on 05.12.1987 along with its English translation by Smt. Sailaja Govinda Bicu Ganecar along with her husband Shri. Subash Chandra Voicunta Sinai Dempo, Deed of Partition dated 16.10.2008 registered under no. 3071 at pages 44 to 90 of Book 1 Volume 2021 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 24.10.2008, Deed of Sale 11.01.2010 registered under no. 148 at pages 444 to 457 of Book 7 Volume 2178 registered before the Sub-Registrar of Ilhas, Tiswadi at Panaji on 13.01.2010, Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00837-2011 of Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011, Deed of Sale dated 28.03.2011 registered under no. PNJ-BK1-00836-2011 of

Book 1 CD number PNJD7 registered before the Sub-Registrar of Ilhas, Tiswadi on 28.03.2011, Deed of Rectification dated 16.03.2016 registered on 17.03.2016 under Document Serial Number 649 (Registration summary page not furnished), Conversion Sanad dated 04.05.2013 along with Addendum to the Conversion Sanad, No Objection Certificate dated 23.04.2021 bearing no. TIS/555/49(6)/MOP/TCP/2021/743 from the Town and Country Planning Department, Power of Attorney dated 15.10.2020 registered under no. PNJ-POA Register-49-2020 of Book POA Register Document dated 15.10.2020, Deed of Sale dated 15.05.2021 registered under no. PNJ-1-1274-2021 of Book 1 Document registered on 04.06.2021, Form IX in respect of Survey no. 9 Sub division 3 of Village Cujira, Tiswadi bearing Mutation Serial No. 35914, Form I and XIV dated 08.08.2022 with respect to Survey No. 9 Sub Division 3 of Village Cujira, Tiswadi, Order of Partition dated 23.08.2022 in Case no. ISLR-TIS-PART-CUJ-82-

2022 issued by the Inspector of Survey and Land Records
of Tiswadi at Panaji

➤ 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 Clause 'I' above.
- For the purpose of issuing this report on title:
 - i. 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.
 - ii. I have not inspected the originals and/or certified copies of the documents.
 - iii. I have taken Description Certificate bearing No. 199 of Book B-3(old) at Folio 268, Inscription Certificate No. 14870 of Book G-26 at Folio 86v inscribed in favor of legal heirs of Bicu Fondu Camotim Ganecar as the root of title.
- For the purpose of issuing this report on title, I have assumed:

- i. 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 Clause 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
- ii. 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;
- iii. that all the documents relating to the SAID PLOT and furnished to me have been validly executed and delivered by the parties to them;
- iv. that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- v. that there are no pending litigations in respect of the said Plot; and
- vi. that names of persons spelt differently in different documents in respect of the said Plot

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 PLOT** only.
- The availability/existence of the access to the **SAID PLOT** 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.

A handwritten signature in black ink, appearing to read 'Sailee Kenny', written over a faint, irregular rectangular outline.

ADV. SAILEE KENNY