

**AMOL THALI**

**ADVOCATE & NOTARY**

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Cell No: 9822179135

Date: 10 September 2016

SCRUTINY OF TITLE/SEARCH REPORT IN RESPECT OF PROPOSED  
BUILDING PROJECT IN THE PROPERTY KNOWN BY THE NAMES  
"GHAR BHAT" or "GORBATA" SURVEYED UNDER NOS. 218/1 AND  
218/2 OF SOCORRO VILLAGE OF BARDEZ TALUKA, GOA

**DOCUMENTS PERUSED**

- 1) Construction License issued by the Village Panchayat of Socorro Village, bearing no VP/SOC/1423/2016-2017 dated 11/8/2016 in the name of M/s Rushabh Developers valid till 10-8-2019
- 2) Technical clearance order issued by the office of the Town and Country Planning Department, Mapusa-Goa bearing no TPB/2492/TCP/16/2138 dated 19/07/2016.
- 3) Sanad dated 22/05/2014 bearing no RB/CNV/BAR/AC-1/110/2013 issued by the office of the District Collector, North-Goa along with the Conversion Plan.
- 4) Nil Encumbrance Certificate dt. 31-8-2016 in respect of the property surveyed under 218/1 of Socorro Village

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- 5) Nil Encumbrance Certificate dt. 31-8-2016 in respect of the property surveyed under 218/2 of Socorro Village
- 6) Power of Attorney dated 20/12/2013 executed by Mr. Saiprasad Bramhanand Naik in favour of Mr. Sacchin Suresh Bora and executed before the notary.
- 7) Power of Attorney dated 20-12-2013 executed by Mr. John Thomas Alvares and Mr. Varadhraj Shankar Pai in the name of Mr. Sacchin Suresh Bora executed before the notary Mr. R.B. Mirajkar, Belgaum under serial no 240/13.
- 8) Irrevocable General Power of Attorney executed by Mr. Varad Shankar Pai in the name of Mr. Saiprasad Bramhanand Naik duly executed before the notary Mr. R.G Joshi dated 22/02/2008 under no 409/08.
- 9) Irrevocable General Power of Attorney executed by Mr. John Thomas Alvares in the name of Saiprasad Bramhanand Naik, duly executed before the notary Mrs. Trishala K. Gargatte, Belgaum on 6/03/1008 under Reg no. 261.
- 10) General Power of Attorney executed by Mr. Kedar Narayan Marathe in the name of Mr. Saiprasad Bramhanand Naik, duly executed before the notary Mrs. Trishala Gargatte, Belgaum under Reg no 657.
- 11) Power of Attorney executed by Mr. Kedar Narayan Marathe in the name of Mr. Sacchin Suresh Bora dated 11/12/2013.
- 12) Power of Attorney executed Mr. Kedar Narayan Marathe in the name of Mr. Suresh C. Bora dated 26/11/2013 at Bangalore.

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- 13) Inventory Proceedings no 431/2010/B in the Court of the Civil Judge, Senior Division at Mapusa-Goa.
- 14) Form I and XIV in respect of the property surveyed under no 218/1 of Socorro Village.
- 15) Form I and XIV in respect of the property surveyed under no 218/2 of Socorro Village.
- 16) Form no IX issued by Talathi of Socorro Village, Bardez-Goa.
- 17) Certificate of Title dated 5/10/2013 issued by Adv. Gunwant S. Juneja.
- 18) Title Report and Legal Opinion issued by Adv.(Mrs).M.N Medekar dated 5/09/2013.
- 19) Deed of Sale dated 24/06/2015 between Mr. Saiprasad Bramhanand Naik, Mrs. Ashwini Saiprasad Naik, Mr. John Thomas Alvares, Mrs. Merline John Alvares, Mr. Varadraj Shankar Pai, Mrs. Lata Varadraj Pai, Mr. Kedar Narayan Marathe, Mrs. Preeti Kedar Marathe and M/s Rushabh Developers, a Partnership form Company of the partners Mr. Kumarpal R. Bora, Mr. Swapnil D. Bora, Mr. Kanish A. Bora, Mr. Guirish R. Gadia, duly executed in the office of the Sub-Registrar of Bardez at Mapusa-Goa under Reg no BRZ-BK1-07893-2015, CD no BRZD772 on 14/09/2015.
- 20) Deed of Sale dated 4/04/2007 between Mr. Hracilito Miranda, Mrs. Branca Miranda, Mr. Pedro Souza, Mr. Vijay Godinho, Mrs. Celina Godinho, Mr. Amaro Godinho, Mr. Alfred Cyril D' lima, Mr. Joseph D' lima, M/s Jeneviev D' lima, M/s Arlene D' lima and Mr. John Thomas

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Alvares, Mr. Varadraj Shankar Pai, Mr Kedar Narayan Marathe and Mr. Saiprasad Bramhanand Naik, duly registered in the office of the Sub-Registrar, Bardez at Mapusa-Goa under Reg. no 1842 at pgs 297 to 326 of book no I, vol. no 2074 dated 16/04/2007.

21) Deed of Sale dated 21/08/2007 between Mr. Amaro Godinho, Mrs. Celina Godinho and Mr. John Thomas Alvares, Mr Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik, duly registered in the Office of the Sub-Registrar of Bardez under Reg. no 4213 at pgs 206 to 226 of book no I, vol. no 2251 dated 22/08/2007.

22) Certificate of Death of Argentina M. Godinho.

23) Certificate dated 30/12/2007 issued by Village Panchayat of Socorro to the effect that Smt. Argentina M. Godinho, Augustina Magdalena Augusta Clara de Sousa and Argentina Magdalena Augusta was one and the same person.

24) Certificate of Birth of Mr. Amaro Godinho.

25) Marriage Certificate of Mr. Isidoro Julio Caetan Godinho and Augustina Magdalena Augusta Clara de Sousa.

26) Certificate of Death of Mr. Isidoro Caetano Godinho.

27) Deed of Succession dated 26/04/2007 drawn in the notary book of Deeds bearing no 817 in the office of the Notario Ex-Officio of Bardez, at Mapusa, Goa.

28) Marriage Certificate of Caetano Xavier Antonio Godinho and Maria Regina Esperanca Pinto.

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- 29) Death Certificate of Mr. Caetano X. Antonio Godinho.
- 30) Will dated 7/03/1990 executed by Mr. Isidoro Caetano Godinho alias Isidoro Godinho, executed in the office of Notario Ex-Oficio Bardez, Mapusa-Goa.
- 31) Form I and XIV dated 5/05/2008 in respect of the properties surveyed under no 218/1 and 218/2 of Socorro Village.
- 32) Death Certificate of Mariquinha Crescencia Remedios D'souza.
- 33) Birth Certificate of Mr. Pedro Nolasco Remedios de souza.
- 34) Mutation notices in the form X and form XII issued by Talathi of Socorro Village.
- 35) Will dated 30/03/1990 executed by Mrs. Mariquinha Crescencia Remedios e souza alias Mariquinha C. D'souza, executed in the office of the Notario Ex-Oficio, Bardez, Mapusa-Goa.
- 36) Deed of Declaration of Succession or Qualification of heirs executed in the office of the Notario Ex-Oficio of Ilhas on 22/03/1984.
- 37) Translation of Inventory Proceedings made by Adv. F.H. Cordeiro in respect of Inventory Proceedings upon the death of Procopio Salustiano Bernardo Godinho.
- 38) Translation of inscription no 13734 and description nos. 19060, 19061, & 19062 prepared by Adv. F.H. Cordeiro.
- 39) English Translation of Deed of Sale dated 16/08/1916 prepared by Adv. F.H. Cordeiro.

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### OBSERVATION AND FINDINGS

The proposed construction project falls in two survey nos., survey no 218/1 and 28/2 of Socorro Village. The said properties are dealt with separately as under:

#### PROPERTY SURVEYED UNDER NO 218/1 OF SOCORRO VILLAGE

1) From the perusal of the above documents, it is seen that there is a property known as 'GHARBHAT' or 'GORBATA', admeasuring 2425 sq.mts, bearing survey no 218/1 of Socorro Village, Bardez Taluka, North Goa District, described in the Land Registration Office as under:-

**East:** By compound wall of the property known as 'Gorbata' of Mr. Antonio Jose Ernesto da Graca and Santana Costa Frias, surveyed under no 217/7.

**West:** By the property of Mr. Isidorio Godinho surveyed under no 218/2.

**North:** By Public Road

**South:** By compound wall of the Aforamento property of Mr. Juanv Manuel D'souza surveyed under no 218/10.

This property has been referred to as the "said property" in the present report.

2) From the documents seen by me, he transpires that the said property, which is the 1/4<sup>th</sup> part of larger property 'Gorbata', consisting of three additions, situated in the ward Vaddem of Socorro Village, Serula was earlier belonging to Mr. Procopio Salustiano

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Bernardo Godinho, who had purchased the same from Mrs. Maria Francisca Fernandes and others by Deed of Sale and Discharge dated 16/8/1916 (doc. at sr. no 39 of the list), duly registered in the Judicial division of Bardez, then Notary Office of Mr. Jose Joaquim Filipe Pinto da Menezes.

- 3) The said property stands inscribed in the name of the said Mr. Procopio Godinho under inscription no 13734 (doc. at sr. no 38 of the list)
- 4) The said Procopio Godinho expired on 28/9/1950 leaving behind his son, Mr. Caetano Xavier A. Godinho, married to Mrs. Alice Judith Naronha Godinho and upon his death, Inventory Proceedings was instituted and by order dated 4/7/1966 the said property was allotted to the said Mr. Caetano Godinho, married to Mrs Alice Godinho. (doc. at sr. no 37 of the list)
- 5) The said Mr. Caetano Godinho expired on 31/1/1979, without Will or any other disposition of his last wishes, leaving behind his wife, Mrs. Alice Godinho as his widow, moiety holder and half sharer and following children as his universal heirs: Mr. Vijay Bernardo Godinho, (a Bachelor) and M/s Viviana Tereza Godinha (a Spinster).
- 6) Upon the death of the said Caetano Godinho, a Deed of Succession dated 22/03/1984 was drawn in the office of the Notary Ex-Officio at Panaji-Goa and Mrs. Alice Judith Godinho was declared as widow, Mr. Vijay Bernardo Godinho were confirmed as legal heirs of the said late Mr. Caetano Xavier Godinho. (doc. at sr. no 36 of the list)
- 6) Subsequently, the said Mrs. Alice Godinho passed away on 16/04/2002, leaving behind the said children Mr. Vijay and M/s Viviana as her legal heirs.

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- 7) It is also seen that Mr. Isidorio Godinho married to Mrs. Argentina M. Godinho was also a co-owner of the said property, having registered his name prior to 1972 before the survey conducted for the revenue Village of Socorro, in form no IX. (doc. at sr. no 16 of the list)
- 8) The said Mr. Isidorio Godinho expired on 4/09/1995 at Vaddem, Socorro, Bardez-Goa, leaving behind his Will dated 7/03/1990 drawn at pages 30 overleaf onwards of book no 158 in the Office of the Notary Ex-Officio of Bardez at Mapusa, Goa bequeathing his share in favour of only son, Mr. Amaro Godinho. The wife of the said Isidorio, Mrs. Argentina Godinho died prior to Isidorio 5/09/1977 at GMC Hospital, Panaji-Goa. (doc. at sr. no. 30 of the list)
- 9) Upon the death of the said Mr. Isidorio Godinho and his wife, Mrs. Argentina Godinho, a Deed of Succession dated 26/04/2007 was drawn in the office of the Notary Ex-Officio, Bardez-Goa, (doc. At sr. no 27 of the list) confirming Mr. Amaro Godinho as the legal heir.
- 10) It is also seen that Mrs. Maria Auroliana D'souza was also one of the co-owners of the said property, having registered her name prior to the year 1972 before the survey conducted for the revenue Village of Socorro, in form IX (doc. at sr. no 16 of the list). The said Mrs. Maria Auroliana expired on 10/03/1978 at Vaddem, Socorro, Bardez-Goa in the capacity of widow leaving behind her daughter, M/s Ana Maria Perpetua D'souza as her sole and universal heiress. The said Ana Maria Perpetua D'souza expired as spinster on 28/02/1985 at GMC, Panaji-Goa.
- 11) Upon the death of the said Maria D'souza, and Inventory Proceeding was instituted in the Court of Civil Judge Senior Division,

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Mapusa-Goa under no 431/2010/B by Mr. Alfred Cyril D'lima as applicant v/s Mrs. Maria Auroliana D'souza and Cynthia D'lima as deceased. The said Maria Auroliana D'souza was the aunt and Cynthia D'lima was the wife of said Mr. Alfred Cyril D'lima. (doc. at sr. no 13 of the list)

12) In the said Inventory Proceedings, the said property was listed at item no 1 in the list of description of the property. By order dated 4/03/2011, the said Mr. Alfred Cyril D'lima was allotted  $\frac{1}{2}$  share of the undivided share of the deceased in the said property bearing survey no 218/1 and his two children, Mr. Joseph D'lima married to Jenevieve D'lima and M/s Arline D'lima were allotted  $\frac{1}{4}$ th undivided share each of the deceased in the said property.

13) Mr. Eraclito Alvito Miranda, who was married to Mrs. Branca Miranda, he is one of the co-owners of the said property, having registered his name prior to 1972 before the survey conducted for the revenue Village of Socorro, in form no IX. (doc. at sr. no 16 of the list)

14) So also, Mrs. Mariquinha Crescencia dos Remedios e souza alias Mariquinha D'souza, widow of Joao Jose Aleixinho Diogo Tomas de Assise Souza was also one of the co-owners of the said property, having registered her name prior to 1972 before the survey conducted for the revenue Village of Socorro, in form no IX. (\*doc. at sr. no 16 of the list)

15) The said Mrs. Mariquinha, as a widow, expired on 27/09/1990 at Vaddem, Socorro, Bardez, Goa, leaving behind Will dated 30/03/1990 drawn in the Office of Judicial Division of Bardez, bequeathing her share in the said property to her son, Mr. Pedro Nolasco dos Remedios

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e souza alias Peter Nolasco de souza a bachelor. (doc. at sr. no 35 of the list)

16) By virtue of the above mentioned documents, the said Mr. Hracilito Miranda alias Eracilito Alvito Miranda and his wife, Mrs. Branca Miranda, Mr. Pedro Nolasco dos Remedios e souza alias Pedro Nolasco de souza, Mr. Vijay Bernardo Godinho, Mrs. Celina Godinho and her husband Mr. Amaro Godinho, Mr. Alfred Cyril D' lima, Mr. Joseph D' lima, Mrs. Jenevieve D' lima and M/s Arline D' lima became the joint owners of the said property. Thus, there were 11 co-owners of the said property surveyed under no 218/1 of Socorro Village.

17) The above eleven joint owners of the said property, by Sale Deed dated 4/04/2007 sold the said property surveyed under no 218/1 of Socorro Village to four persons, Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik for total consideration of Rs. 8,22,510/- (doc. at sr. no 20 of the list)

18) By virtue of the above said Sale Deed dated 4/04/2007, the above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik ,along with their wives, became the joint owners of the said property.

19) The names of above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik are appearing in the occupants column of Form I & XIV of the property surveyed under no 218/1 of the Village Socorro (doc. at Sr. no 14 of the list)

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PROPERTY SURVEYED UNDER NO 218/1 OF SOCORRO VILLAGE

20) The documents perused by me also reveal that there is a plot known as "GARBHAT" admeasuring 300 sq.mts, situated at ward Vaddem, Socorro Village and surveyed under no 218/2.

21) The said plot is having an independent survey no 218/2 is bounded as under:-

**East:** By the property surveyed under no 218/1.

**West:** By the property surveyed under no 218/3.

**North:** By Public Road

**South:** By property surveyed under no 218/10.

22) It is seen that originally the said plot belonged to Mr. Isidorio Julio Caetano Godinho, which can be seen from form IX which is the record of rights dated 10/10/1972 and the name of the said Isidorio Godinho is shown as the occupant since before survey (doc. at sr. no 16 of the list)

23) It is seen that the said Isidorio Godinho was married to Mrs. Argentina M. Godinho and the said Argentina M. Godinho, who was also known by other names Augustina Magdalena Augusta Clara de souza and Argentina Magdalena Augusta. ( doc. at sr nos. 23 and 25 of the list)

24) From the Death Certificate it is clear that the said Isidorio Godinho expired on 4/10/1995 and his wife Argentina Godinho expired on 15/09/1977. (doc. at sr. no 22 and 26 of the list)

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- 25) The Birth Certificate dated 20/02/1990 shows that Mr. Amaro Godinho, who was born on 15/01/1950 was the son of the said Isidorio Godinho and Argentina Godinho (doc. at sr. no 24 of the list). The name of the said Isidorio Godinho is seen appearing in the occupants column of form I & XIV dated 5/05/2008 of the said plot 218/2. (doc. at sr. no 31 of the list)
- 26) By Will dated 7/03/1990 (doc. at sr. no 30 of the list), the said Isidorio Godinho bequeathed the said plot in favour of his son Mr. Amaro Godinho and daughter-in-law Mrs. Celina Godinho (wife of Amaro Godinho). The said Will is registered in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio in the Judicial Division of Bardez at Mapusa, Goa.
- 27) Deed of Succession dated 26/04/2007, duly executed in the Office of the Notary Ex-Officio, Bardez at Mapusa, reveals that Mr. Amaro Godinho is the sole universal heir and successor of the said Isidorio Godinho and Mrs. Argentina Godinho. (doc. at sr. no 27 of the list)
- 28) From a perusal of the Deed of Sale dated 4/04/2007 in respect of the property surveyed under no 218/1 of Socorro Village, it is seen and revealed that the boundary towards the WEST of the said property was shown to be the property of Isidoro Godinho, surveyed under no 218/2.
- 29) In terms of Deed of Sale dated 21/08/2007, the above Mr. Amaro Godinho and his wife Mr. Celina Godinho sold the said plot to four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik for consideration of 1,30,000/- (doc. at sr. no 21 of the list)

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- 30) Thus, the above said four persons, *Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik* became the owners of the properties by virtue of the Sale Deeds dated 4/04/2007 and 21/08/2007.
- 31) The names of the above said four persons *Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik* are seen appearing in the occupants column of form I & XIV in respect of the properties surveyed under no 218/1 and 218/2 of Socorro Village. (doc. at sr. no 14 and 15 of the list)
- 32) The above said four persons *Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik*, in the capacity of absolute owners, along with their wives *Mrs. Ashwini Saiprasad Naik, Mrs. Merline John Alvares, Mrs. Varadraj Pai* and *Mrs. Priti Kedar Marathe* sold both the said properties, property admeasuring 2425 sq.mts and surveyed under no 218/1 and plot admeasuring 300 sq.mts and surveyed under no 218/2 to *M/s Rushabh Developers*, a partnership firm registered under the Partnership Act 1932 and consisting of partners *Mr. Kumar Pal Bora, Mr. Swapnil Bora, Mr. Kanish Bora* and *Mr. G. Girish Gadia* for a total consideration of Rs. 1,44,00,000/- by sale deed dt. 24-6-2015 (doc. at sr. no 19 of the list)
- 33) By virtue of the said Sale Deed 24/06/2015, the above said *Rushabh Builders* became the absolute owner in respect of the said properties surveyed under no 218/1 and 218/2 having a total area of 2725 (2425+300) sq.mts.



- 34) A copy of Conversion Sanad dated 22/05/2014 shows that an area of 2138 sq.mts of the property surveyed under no 218/1 was allowed to be converted for the purpose of residence and the said Sanad was issued in the names of the above mentioned persons Mr.John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik. (doc. at sr. no 3 of the list)
- 35) Subsequently, the office of the Senior Town Planner, Town and Country Planning Department, by letter dated 19/07/2016, issued technical clearance order in the name M/s Rushabh Developers for the amalgamation of plot bearing survey no 218/1 and 218/2 and construction of residential buildings, row houses and compound wall. In the said order it is has been stated that the said Rushabh Developers has paid infrastructure tax of Rs. 4,31,626/- (doc. at sr. no 2 of the list)
- 36) Thereafter, the Village Panchayat of Socorro has granted construction license to the above said Rushabh Developers which bears no VP/SOC/1423/2016-2017 dated 11/08/2016, which is valid for a period of three years from 11/08/2016 to 10/08/2019. A copy of the said licence indicates that Rushabh Developers has paid the fees to the extent of Rs. 1,15,000/-.(doc. at sr. no 1 of the list)
- 37) Copies of Nil Encumbrance Certificates dated 31-8-2016 (doc. at sr. no 4 of the list) show that the properties surveyed under no 218/1 and 218/2 are free from encumbrances/charges.

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**LEGAL OPINION**

On perusing the various copies of the documents submitted to me and having made observations as stated above, in my opinion, the title of **M/S Rushabh Developers** to the said properties surveyed under No 218/1 ( 2425 sq. metres) and 218/2 (300 sq .metres) situated at Socorro, Bardez, Goa, is *clear, absolute and marketable*. Further, the said Rushabh Developers, in the capacity absolute owners, are entitled to sell, enter into agreement for sale/joint venture, transfer, or alienate the said properties in any manner.

A valid equitable mortgage, therefore, can be created by obtaining the following documents:

- 1) ORIGINAL copy of Deed of Sale dated 24/06/2015 between Mr. Saiprasad Bramhanand Naik, Mrs. Ashwini Saiprasad Naik, Mr. John Thomas Alvares, Mrs. Merline John Alvares, Mr. Varadraj Shankar Pai, Mrs. Lata Varadraj Pai, Mr. Kedar Narayan Marathe, Mrs. Preeti Kedar Marathe and M/s Rushabh Developers, a Partnership form Company of the partners Mr. Kumarpal R. Bora, Mr. Swapnil D. Bora, Mr. Kanish A. Bora, Mr. Guirish R. Gadia, duly executed in the office of the Sub-Registrar of Bardez at Mapusa-Goa under Reg no BRZ-BK1-07893-2015, CD no BRZD772 on 14/09/2015.
- 2) Notarized copy of construction License issued by the Village Panchayat of Socorro Village, bearing no VP/SOC/1423/2016-2017 dated 11/8/2016 in the name of M/s Rushabh Developers valid till 10-8-2019

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- 3) Notarized copy of Technical clearance order issued by the office of the Town and Country Planning Department, Mapusa-Goa bearing no TPB/2492/TCP/16/2138 dated 19/07/2016.
- 4) Notarized copy of Sanad dated 22/05/2014 bearing no RB/CNV/BAR/AC-1/110/2013 issued by the office of the District Collector, North-Goa along with the Conversion Plan.
- 5) ORIGINAL Nil Encumbrance Certificate dt. 31-8-2016 in respect of the property surveyed under 218/1 of Socorro Village
- 6) ORIGINAL Nil Encumbrance Certificate dt. 31-8-2016 in respect of the property surveyed under 218/2 of Socorro Village
- 7) Original copy of the latest Form I and XIV in respect of the property surveyed under no 218/1 of Socorro Village.
- 8) Original copy of the latest Form I and XIV in respect of the property surveyed under no 218/2 of Socorro Village.
- 9) Xerox copy of Power of Attorney dated 20/12/2013 executed by Mr. Saiprasad Bramhanand Naik in favour of Mr. Sacchin Suresh Bora and executed before the notary.
- 10) Xerox copy of Power of Attorney Power of Attorney dated 20-12-2013 executed by Mr. John Thomas Alvares and Mr. Varadhraj Shankar Pai in the name of Mr. Sacchin Suresh Bora executed before the notary Mr. R.B. Mirajkar, Belgaum under serial no 240/13.
- 11) Xerox copy of Irrevocable General Power of Attorney executed by Mr. Varad Shankar Pai in the name of Mr. Saiprasad Bramhanand Naik duly

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executed before the notary Mr. R.G Joshi dated 22/02/2008 under no 409/08.

12) Xerox copy of Irrevocable General Power of Attorney executed by Mr. John Thomas Alvares in the name of Saiprasad Bramhanand Naik, duly executed before the notary Mrs. Trishala K. Gargatte, Belgaum on 6/03/1008 under Reg no. 261.

13) Xerox copy of General Power of Attorney executed by Mr. Kedar Narayan Marathe in the name of Mr. Saiprasad Bramhanand Naik, duly executed before the notary Mrs. Trishala Gargatte, Belgaum under Reg no 657.

14) Xerox copy of Power of Attorney executed by Mr. Kedar Narayan Marathe in the name of Mr. Sacchin Suresh Bora dated 11/12/2013.

15) Xerox copy of Power of Attorney executed Mr. Kedar Narayan Marathe in the name of Mr. Suresh C. Bora dated 26/11/2013 at Bangalore.

16) Xerox copy of Inventory Proceedings no 431/2010/B in the Court of the Civil Judge, Senior Division at Mapusa-Goa.

17) Xerox copy of Form no IX issued by Talathi of Socorro Village, Bardez-Goa.

18) ORIGINAL copy of Deed of Sale dated 4/04/2007 between Mr. Hracilito Miranda, Mrs. Branca Miranda, Mr. Pedro Souza, Mr. Vijay Godinho, Mrs. Celina Godinho, Mr. Amaro Godinho, Mr. Alfred Cyril D' lima, Mr. Joseph D' lima, M/s Jeneviev D' lima, M/s Arlene D' lima and Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr Kedar Narayan

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Marathe and Mr. Saiprasad Bramhanand Naik, duly registered in the office of the Sub-Registrar, Bardez at Mapusa-Goa under Reg. no 1842 at pgs 297 to 326 of book no I, vol no 2074 dated 16/04/2007.

19) ORIGINAL copy of Deed of Sale dated 21/08/2007 between Mr. Amaro Godinho, Mrs. Celina Godinho and Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik, duly registered in the Office of the Sub-Registrar of Bardez under Reg. no 4213 at pgs 206 to 226 of book no I, vol no 2251 dated 22/08/2007.

20) Xerox copy of Certificate of Death of Argentina M. Godinho.

21) Xerox copy of Certificate dated 30/12/2007 issued by Village Panchayat of Socorro to the effect that Smt. Argentina M. Godinho, Augustina Magdalena Augusta Clara de Sousa and Argentina Magdalena Augusta was one and the same person.

22) Xerox copy of Certificate of Birth of Mr. Amaro Godinho.

23) Xerox copy of Marriage Certificate of Mr. Isidoro Julio Caetan Godinho and Augustina Magdalena Augusta Clara de Sousa.

24) Xerox copy of Certificate of Death of Mr. Isidoro Caetano Godinho.

25) Xerox copy of Deed of Succession dated 26/04/2007 drawn in the notary book of Deeds bearing no 817 in the office of the Notario Ex-Officio of Bardez, at Mapusa, Goa.

26) Xerox copy of Marriage Certificate of Caetano Xavier Antonio Godinho and Maria Regina Esperanca Pinto.

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- 27) Xerox copy of Death Certificate of Mr. Caetano X. Antonio Godinho.
- 28) Xerox copy of Will dated 7/03/1990 executed by Mr. Isidoro Caetano Godinho alias Isidoro Godinho, executed in the office of Notario Ex-Officio Bardez, Mapusa-Goa.
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- 30) Xerox copy of Death Certificate of Mariquinha Crescencia Remedios D'souza.
- 31) Xerox copy of Birth Certificate of Mr. Pedro Nolasco Remedios de sousa.
- 32) Xerox copies of Mutation notices in the form X and form XII issued by Talathi of Socorro Village.
- 33) Xerox copy of Will dated 30/03/1990 executed by Mrs. Mariquinha Crescencia Remedios e sousa alias Mariquinha C. D'souza, executed in the office of the Notario Ex-Officio, Bardez, Mapusa-Goa.
- 34) Xerox copy of Deed of Declaration of Succession or Qualification of heirs executed in the office of the Notario Ex-Officio of Ilhas on 22/03/1984.
- 35) Xerox copy of Translation of Inventory Proceedings made by Adv. F.H. Cordeiro in respect of Inventory Proceedings upon the death of Procopio Salustiano Bernardo Godinho.
- 36) Xerox copy of Translation of inscription no 13734 and description nos. 19060, 19061, & 19062 prepared by Adv. F.H. Cordeiro.

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37) Xerox copy of English Translation of Deed of Sale dated 16/08/1916 prepared by Adv. F.H. Cordeiro.

It is hereby certified that the Bank can enforce the provisions of SARFAESI Act, 2002, upon the said properties surveyed under nos. 218/1 and 218/2 of Socorro Village, if the said equitable mortgage is created on the said properties in the manner, as required under the Law.

Panaji-Goa



Date: 10 Sept. 2016

(Adv. Amol Thali)

