

BHARATI V. GADEKAR
ADVOCATE

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

Name and Description of the Property.

(Description of The property is Surveyed under Survey No.50/1 of Balli Village of Quepem Taluka.)

All that Plot No. 32-A admeasuring an area 1572.00 Sq. mts forming part of the property known as "**PALM GROVE (PALMAR)**" also "**CONDIMOLACODILBATTA**", locally known as "**CONDI MOLI**", situated at Village Balli, Within the limits of Village Panchayat of Balli or Bally, Taluka and Sub-District of Quepem, District of South Goa, state of Goa, described in the Land Registration Office of Quepem under No. 2591 of Book B (New) not enrolled in the Matriz record, Surveyed under Survey No. 50/1 (part) and 50/8 of Village Balli, Quepem Taluka, admeasuring an area of 23201.00 sq. Mtrs and is bounded as under:-

On the East: By lease hold land Condolimolla of Jose Barnardo Barreto;

On the West: By palm Grove Gorbata of Anto Camotim Motcar;

On the North: By the remaining part of the same Property

On the South: By Public road which leads to Canacona.

All that Plot No. 32-A admeasuring an area 1572.00 Sq. mts Surveyed under Survey No



50/1 of Village Balli, Quepem Taluka, is bounded as under:-

On the East: By 8 mtrs wide road in the same property

On the West: By plot no. 32-B in the same property;

On the North: By plot No. 30 in the same property;

On the South: By road widening area and beyond which Public Road leads to Canacona Goa.

2 Particular and Nature of documents verified and scrutinized

Sr. No	Date	Name of the Document		
1		Land Registration Certificate under No. 2591 of Book B (New) along with its Inscription.		
2	05/04/1965	Deed of Gift with Acceptance and consent executed in the Judicial Division of Salcete between Caxinata Poi Anglo and his wife Prabavati Poi Anglo alias Parvoti Poi Anglo as "Donors", Motillal Poi Anglo, Rajnikant Poi Anglo, Surendrnath Poi Anglo and Kussumacor Poi Anglo as "Donees".		
3	28/04/2010	Deed of Succession drawn before Ex-officio of Salcete recorded at pages 46 to 48 of Deeds/Wills Book No. 1550.		
4		Form I & XIV of the property surveyed under Survey No. 50/1 of Village Balli of Quepem Taluka.		
5		Form I & XIV of the property surveyed under Survey No. 50/1		



		of Village Balli of Quepem Taluka.[old]		
6		Survey Plan of the property surveyed under Survey No. 50/1 of Village Balli of Quepem Taluka.		
7	27/11/2017	Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance drawn before the Notary public Ex-officio at Margao recorded at Folio 36 to 36V onwards of Deed Book No. 1514.		
8	09/03/2011	Deed of Sale and executed registered in the Office of the Sub-Registrar of Quepem under Registration No. 263 at pages 168 to 187 of Book No. I, Volume No. 582 dated 16/03/2011 between Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi anglo and Motilal Poi Anglo as "Vendors" and Orchard Landcon India Pvt. Ltd represented by its partner Mr. Pranav Prakash and Mr. Gopal Das Binani as "The Purchaser".		
9	16/02/2011	Deed of Sale registered and executed in the Office of the Sub-Registrar of Quepem under Registration No. 195 at pages 20 to 38 of Book No. I, Volume No. 580 dated 22/02/2011 between Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh		



			Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi anglo and Motilal Poi Anglo as "Vendors" and Orchard Landcon India Pvt. Ltd represented by its partner Mr. Pranav Prakash and Mr. Gopal Das Binani as "The Purchaser".	
10	09/03/2011		Deed of Sale registered and executed in the Office of the Sub-Registrar of Quepem under Registration No. 264 at pages 188 to 207 of Book No. I, Volume No. 582 dated 16/03/2011 between Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi anglo and Motilal Poi Anglo as "Vendors" and Orchard Landcon India Pvt. Ltd represented by its partner Mr. Pranav Prakash and Mr. Gopal Das Binani as "The Purchaser".	
11	13/11/2008		Power of Attorney executed before Notary Adv. Mathew D'sa under Reg. No. 1415 dated 15/11/2008 by Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi Anglo in favour of Shri. Motilal Poi Anglo	
12	16/12/2010		Conversion Sanad issued by the Office of Collector, South	

Handwritten signature and official stamp of the Registrar of Quepem.

			Goa District, Margao, Goa under No. COL/SG/CONV/51/2010/10139 for the conversion of land admeasuring 40000 sq. mts. in Survey No. 50/1 and 50/8 of Village Balli of Quepem Taluka.		
13	18/11/2010		Provisional NOC issued by the office of Village Panchayat Of Balli Adenem-Goa under Ref No. VP//BA/CERT/2010-11/884 for the Provisional NOC for sub-division of the property into plots in Survey No. 50/1(Part B)&50 /8(Part A & B) of Village Balli of Quepem Taluka .		
14	18/11/2010		Provisional NOC issued by the office of Village Panchayat Of Balli Adenem-Goa under Ref No. VP//BA/CERT/2010-11/883 for the Provisional NOC for sub-division of the property into plots in Survey No. 50/1(Part A) of Village Balli of Quepem Taluka		
15	09/11/2010		NOC issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/10/841 for the Proposed sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.		
16	12/11/2010		NOC issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/10/843 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.		
17	27/12/2010		Final NOC issued by Town and Country Planning		

			Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/II/989 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.		
18	22/12/2010		Final NOC issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/II/985 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.		
19	28/12/2011		Final No Objection Certificate under Ref No.VP/BA/CERT/2011-12/2077 issued by the Office of the Village Panchayat of Balli- Adnem, Balli-Goa, for the proposed sub-division of land in Survey No.50/1(Part B) & 50 /8(Part A & B) of Village Balli of Quepem Taluka.		
20	26/02/2016		Technical Clearance Order issued by the Office of Town Planner Town and Country Planning Department, Quepem-Goa under Ref. No. TPQ/CT/Balli/50/1/16/228 for sub-division of Property in Survey No. 50/1 amnd 50/8 of Village Balli of Quepem Taluka.		
21	13/02/2020		Deed of Sale registered and executed in the Office of the Sub-Registrar of Quepem under Book No. 1 Document, Registration No. QPM-1-112-2020 dated 18/02/2020 Orchard Landcon India Pvt. Ltd, a company represented by its directors Mr. Pranav Prakash as "Vendor" and Mrs. Vishwas		

		Kushali Waradkar as "Purchaser".		
22		Form I & XIV of the property surveyed under Survey No. 50/1 of Village Balli of Quepem Taluka.[new]		
23	21/11/2024	Technical Clearance Order issued by Town and Country Planning Department Quepem under Ref. No. TPQ/CT/7482/Q-Balli/50/1/2024/2780 for construction of building, 1 & 2 in Survey No. 50/1 of Village Balli of Quepem Taluka.		
24	26/11/2024	NOC issued from Primary Health Centre Balli under no. DHS/2024/DHS0901/00054/45 for construction of building, 1 & 2 in Survey No. 50/1 of Village Balli of Quepem Taluka.		
25	19/02/2026	Construction Licence issued by the Office of Village Panchayat of Balli-Adnem, Balli, Quepem- Goa under Ref. No. VP/BA/Const.Licence/2025-26/683 for construction of commercial building 1 & 2 & land sub-division (provisional/final) in Survey No. 50/1 of Village Balli of Quepem Taluka.		
26		Approved Plan of Construction in Survey No. 50/1 of Village Balli of Quepem Taluka.		
27	14/08/2015	Nil Certificate of Encumbrance issued by the Sub-Registrar of Quepem under Certificate No. 214/2015 shows that there are no encumbrances affecting the property from 01/01/2006 to		



		13/08/2015.		
28	14/08/2015	Nil Certificate of Encumbrance issued by the Sub-Registrar of Quepem under Certificate No. 216/2015 shows that there are no encumbrances affecting the property from 01/01/2006 to 13/08/2015.		

Chain of title tracing the title from the predecessors in title/interest to the Current title holder.

All that property known as “**PALM GROVE (PALMAR)**” also “**CONDIMOLACODILBATTA**”, locally known as “**CONDI MOLI**”, situated at Village Balli, Within the limits of Village Panchayat of Balli or Bally, Taluka and Sub-District of Quepem, District of South Goa, state of Goa, described in the Land Registration Office of Quepem under No. 2591 of Book B (New) not enrolled in the Matriz record, Surveyed under Survey No. 50/1 (part) and 50/8 of Village Balli, Quepem Taluka, admeasuring an area of 23201.00 sq. Mtrs and is bounded as under:-

On the East: By lease hold land Condolimolla of Jose Barnardo Barreto;

On the West: By palm Grove Gorbata of Anto Camotim Motcar;

On the North: By the remaining part of the same Property

On the South: By Public road which leads to Canacona.

Hereinafter referred to as “**Said Property**”.

Said Property was originally belonging to Caxinata Poi Anglo married to Prabavati Poi Anglo alias Parvoti Poi Anglo having purchased from Shripad Mukund Camotim and his wife and is inscribed in favour of Caxinata Poi Anglo under Inscription No. 18065 in Land Registration Office of Quepem as per *[Document at Serial No. 1]* **Land Registration Certificate**.



Said Caxinata Poi Anglo and his wife Prabavati Poi Anglo alias Parvoti Poi Anglo vide **[Document at Serial No. 2] Deed of Gift with Acceptance** dated 05/04/1965 executed in the Judicial Division of Salcete recorded at folios 51 overleaf in Book No. 1231 Caxinata Poi Anglo and his wife Prabavati Poi Anglo alias Parvoti Poi Anglo gifted the Said Property along with other properties in equal proportion to their sons Motillal Poi Anglo, Rajnikant Poi Anglo, Surendrnath Poi Anglo and Kussumacor Poi Anglo.

Said Caxinata alias Kashinath Poi Anglo alias Caxinata Crisna Poi Anglo alias Kashinath Poi Anglo and his wife Vilabai Naiquini alias Prabhavati Poi Anglo alias Prabavati Caxinato Poi Anglo alias Prabhavati Kashinath Poi Anglo alias Prabhavati Pai Angle expired leaving behind as their sole legal heirs their children:

- a) Motilal Caxinata Poi Anglo married to Manoramabai Motilal Poi Anglo.
- b) Rajanicanta Caxinata Poi Anglo married to Puspabai Bendo alias Surekha Rajanicanta Poi Anglo.
- c) Sumi Surendra Poi Anglo alias Sumi Surendra Angle widow of Surendra Kashinath Pai Angle along with three Children namely:
 - i. Mr. Mahesh Surendra Poi Anglo married to Archana Mahesh Poi Anglo.
 - ii. Mrs. Manisha S. Poi Anglo alias Manisha Gaurish Camotim married to Gourish Sricanta Camotim.
 - iii. Mrs. Yeshasri Surendra Poi anglo alias Manchali Vijay Prabhu Dessai married to Vijay Madhav Prabhu Dessai.
- d) Mr. Cussumacar Caxinata Poi Anglo married to Sumetra Leximana Kamat alias Leena Kussumakar Poi Anglo as declared and qualified vide **[Document at Serial No. 3] Deed of Succession** dated 28/04/2010 drawn before Ex-officio of Salcete recorded at pages 46 to 48 of Deeds/Wills Book No. 1550.

Upon gift of the said property Manoramabai Motilal Poi Anglo and others mutated their



names in Survey records.

[**Document at Serial No. 4) Form I & XIV** of the property surveyed under Survey No. 50/1 of Village Balli of Quepem Taluka shows that the names of Manoramabai Motilal Poi Anglo, Rajanicanta Caxinata Poi Anglo, Sumi Surendra Poi Anglo alias Sumi Surendra Angle Mahesh Surendra Poi Anglo, Archana Mahesh Poi Anglo, Cussumacar Caxinata Poi Anglo, Leena Kussumakar Poi Anglo, Motilal Caxinata Poi Anglo and Surekha Rajanicanta Poi Anglo are figuring in occupants column and there are no names in Tenants column.

There was a residential house of said Shanu Naik in Survey No. 50/1 as can be seen from other rights column in Survey No. 50/1, [**Document at Serial No. 5) Form I & XIV (old)** of the property Survey No. 50/1 of Village Balli of Quepem Taluka.

The land owners Manoramabai Motilal Poi Anglo and others sold the household area in Survey No. 50/1 to said legal heirs of said Shanu Gaju Naik.

[**Document at Serial No. 6) Survey Plan** of the property shows the location and extent of land and sub-division under Survey No. 50/1 of Village Balli of Quepem Taluka.

Vide [**Document at Serial No. 7) Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance** dated 27/11/2007, recorded at Folio 36 to 36V of Deed Book No. 1514 before the Notary public Ex-officio at Margao, Mrs. Manisha S. Poi Anglo along with her husband Mr. Gourish Sricanta Camotim and Mrs. Yeshasri Surendra Poi Anglo alias Manchali Vijay Prabhu Dessai along with her husband Mr. Vijay Madhav Prabhu have relinquished their rights to the estate left behind by their father/father-in-law Shri. Surendra Kashinath Poi Anglo.

Vide [**Document at Serial No. 8) Deed of Sale** dated 09/03/2011 registered in the Office of the Sub-Registrar of Quepem under Registration No. 263 at pages 168 to 187 of Book No. I, Volume No. 582 dated 16/03/2011 Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant

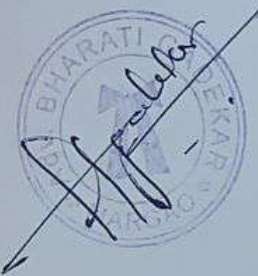


Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi Anglo and Motilal Poi Anglo have sold and transferred an area of 23201.00 Sq. mts of said property surveyed under Survey No. 50/1 and 50/8 of village Bali or Bally of Taluka Quepem in favour of Orchard Landcon India Pvt. Ltd.

Vide **[Document at Serial No. 9] Deed of Sale** dated 16/02/2011 registered in the Office of the Sub-Registrar of Quepem under Registration No. 195 at pages 20 to 38 of Book No. I, Volume No. 580 dated 22/02/2011 Mr. Rajinikant Poi Anglo, Smt. Surekha Rajinikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi Anglo and Motilal Poi Anglo have sold and transferred some more area of 7886 Sq. mts of said property surveyed under Survey No. 50/1 of village Bali or Bally of Taluka Quepem in favour of Orchard Landcon India Pvt. Ltd.

Vide **[Document at Serial No. 10] Deed of Sale** dated 09/03/2011 registered in the Office of the Sub-Registrar of Quepem under Registration No. 264 at pages 188 to 207 of Book No. I, Volume No. 582 dated 16/03/2011 Mr. Rajanikant Poi Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi Anglo and Motilal Poi Anglo have sold and transferred an area of 32106.12 Sq. mts of said property surveyed under Survey No. 50/1 and 50/8 of village Bali or Bally of Taluka Quepem in favour of Orchard Landcon India Pvt. Ltd.

Vide **[Document at Serial No. 11] Power of Attorney** dated 13/11/2008 is executed before Notary Adv. Mathew D'sa under Reg. No. 1415 dated 15/11/2008 by Mr. Rajanikant Poi



Anglo, Smt. Surekha Rajanikant Poi Anglo, Smt. Manorama Motilal Poi Anglo, Smt. Sumi Surendra alias Surendranath Poi Anglo, Shri. Mahesh Surendra Poi Anglo, Smt. Archana Poi Anglo, Shri. Kusumakar Poi Anglo, Smt. Leena Kusumakar Poi Anglo in favour of brother/borther-in-law Shri. Motilal Poi Anglo.

Thus Orchard Landcon India Pvt. Ltd became the owner in possession of the **said property** and in order to develop the said property by sub-dividing it into different sub-plots obtained:- **[Document at Serial No. 12] Conversion Sanad** dated 16/12/2010 issued by the Office of Collector, South Goa District, Margao, Goa under No. COL/SG/CONV/51/2010/10139 for the conversion of land admeasuring 40000 sq. mts. in Survey No. 50/1 of Village Balli of Quepem Taluka.

[Document at Serial No. 13] Provisional NOC dated 18/11/2010 issued by the office of Village Panchayat Of Balli Adenem-Goa under Ref No. VP//BA/CERT/2010-11/884 for the Provisional NOC for sub-division of the property into plots in Survey No. 50/1(Part B)&50 /8(Part A & B) of Village Balli of Quepem Taluka .

[Document at Serial No. 14] Provisional NOC dated 18/11/2010 issued by the office of Village Panchayat Of Balli Adenem-Goa under Ref No. VP//BA/CERT/2010-11/883 for the Provisional NOC for sub-division of the property into plots in Survey No. 50/1(Part A) of Village Balli of Quepem Taluka .l

[Document at Serial No. 15] NOC dated 09/11/2010 issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/10/841 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.

[Document at Serial No. 16] NOC dated 12/11/2010 issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/10/843 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.



[Document at Serial No. 17] Final NOC dated 27/12/2010 issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/11/987 for the sub-division of the property into plots in Survey No. 50/1 of Village Balli of Quepem Taluka.

[Document at Serial No. 18] Final NOC dated 22/12/2010 issued by Town and Country Planning Department, Quepem-Goa under No. TPQ/sub-div/Balli/50/II/985 for the sub-division of the property into plots in Survey No. 50/1 & 8 of Village Balli of Quepem Taluka along with plan.

[Document at Serial No. 19] Final No Objection Certificate dated 28/12/2011 issued by the Office of the Village Panchayat of Balli- Adnem, Balli-Goa under Ref No.VP/BA/CERT/2012-13/2077 for sub-division of land in Survey No. 50/1(Part A), Survey 50/1(Part B) & Survey No. 50/8 (A & B) of village Balli of Quepem Taluka and sub-divided the said property into several sub-Plots.

[Document at Serial No. 20] Technical Clearance Order dated 26/02/2016 issued by the Office of Town Planner Town and Country Planning Department, Quepem-Goa under Ref. No. TPQ/CT/Balli/50/1/16/228 for sub-division of Property in Survey No. 50/1 amnd 50/8 of Village Balli of Quepem Taluka.

Vide **[Document at Serial No. 21] Deed of Sale** dated 13/02/2020 registered and executed in the Office of the Sub-Registrar of Quepem under Book No. 1 Document, Registration No. QPM-1-112-2020 dated 18/02/2020 Orchard Landcon India Pvt. Ltd, a company represented by its directors Mr. Pranav Prakash sold and conveyed one of the sub-divided Plot designated as No. 32-A admeasuring an area 1572.00 Sq. mts Surveyed under Survey No. 50/1 of Village Balli, Quepem Taluka to Mr. Vishwas Kushali Waradkar and Plot is bounded as under:-

On the East: By 8 mtrs wide road in the same property



On the West: By plot no. 32-B in the same property;

On the North: By plot No. 30 in the same property;

On the South: By road widening area and beyond which Public Road leads to Canacona Goa.

Hereinafter referred to as "**Said Plot**".

[Document at Serial No. 22] Form I & XIV [new] of the property surveyed under Survey No. 50/1 of Village Balli of Quepem Taluka shows that the name of Mr. Vishwas Kushali Waradkar is figuring in occupants column against mutation entry no. 33520 along with other co-owner and there are no names in Tenants column.

In order to develop the **said Plot** by constructing residential building Said Mr. Vishwas Kushali Waradkar obtained:- **[Document at Serial No. 23] Technical Clearance Order** dated 21/11/2024 issued by Town and Country Planning Department Quepem under Ref. No. TPQ/CT/7482/Q-Balli/50/1/2024/2780 for construction of building, 1 & 2 in Survey No. 50/1 of Village Balli of Quepem Taluka.

[Document at Serial No. 24] NOC dated 26/11/2024 issued from Primary Health Centre Balli under no. DHS/2024/DHS0901/00054/45 for construction of building, 1 & 2 in Survey No. 50/1 of Village Balli of Quepem Taluka.

[Document at Serial No. 25] Construction Licence dated 19/02/2026 issued by the Office of Village Panchayat of Balli-Adnem, Balli, Quepem- Goa under Ref. No. VP/BA/Const.Licence/2025-26/683 for construction of commercial building 1 & 2 & land sub-division (provisional/final) in Survey No. 50/1 of Village Balli of Quepem Taluka And sought **[Document at Serial No. 26] Approval of Plans** of Construction in Survey No. 50/1 of Village Balli of Quepem Taluka.

[Document at Serial No. 27] Nil Certificate of Encumbrance dated 14/08/2015 issued by



the Sub-Registrar of Quepem under Certificate No. 214/2015 shows that there are no encumbrances affecting the property from 01/01/2006 to 13/08/2015

[Document at Serial No. 28] Nil Certificate of Encumbrance dated 14/08/2015 issued by the Sub-Registrar of Quepem under Certificate No. 216/2015 shows that there are no encumbrances affecting the property from 01/01/2006 to 13/08/2015.

CERTIFICATE OF TITLE

1. I have examined and scrutinized the Notarized True copies of the above mentioned TITLE DEEDS pertaining to Plot No. 32-A of the Property known as “**PALM GROVE (PALMAR)**” also “**CONDIMOLACODILBATT**”, locally known as “**CONDI MOLI**”, situated at Village Balli, Within the limits of Village Panchayat of Balli or Bally, Taluka and Sub-District of Quepem, District of South Goa, state of Goa, Surveyed under Survey No. 50/1 of Village Balli, Quepem Taluka, admeasuring an area 1572.00 Sq. mts and in my Opinion Mr. Vishwas Kushali Waradkar is having clear and Marketable title of ownership over the property.
2. I have examined all the title Deeds and documents relating to the Property as mentioned in scheduled and on basis of investigation & scrutiny of all the documents and search conducted in the Land Revenue in the concern office for last more than 30 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid Marketable title over the scheduled Property.



3. There are no claims of minors or any other persons and the property is freehold.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the above referred Property covered by the above title Deeds.

SCHEDULE OF THE PROPERTY

All that Plot No. 32-A admeasuring an area 1572.00 Sq. mts forming part of the property known as “**PALM GROVE (PALMAR)**” also “**CONDIMOLACODILBATT**”, locally known as “**CONDI MOLI**”, situated at Village Balli, Within the limits of Village Panchayat of Balli or Bally, Taluka and Sub-District of Quepem, District of South Goa, state of Goa, described in the Land Registration Office of Quepem under No. 2591 of Book B (New) not enrolled in the Matriz record, Surveyed under Survey No. 50/1 (part) and 50/8 of Village Balli, Quepem Taluka, admeasuring an area of 23201.00 sq. Mtrs and is bounded as under:-

On the East: By lease hold land Condolimolla of Jose Barnardo Barreto;

On the West: By palm Grove Gorbata of Anto Camotim Motcar;

On the North: By the remaining part of the same Property

On the South: By Public road which leads to Canacona.

All that Plot No. 32-A admeasuring an area 1572.00 Sq. mts Surveyed under Survey No. 50/1 of Village Balli, Quepem Taluka, is bounded as under:-

On the East: By 8 mtrs wide road in the same property



On the West: By plot no. 32-B in the same property;

On the North: By plot No. 30 in the same property;

On the South: By road widening area and beyond which Public Road leads to Canacona Goa.

Date:- 17/03/2026

Place:-Margao - Goa

Advocate

