

**Shivan S.Desai**  
ADVOCATE

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**TITLE REPORT**

**To,**  
**REALCON RESIDENCY LLP.,**  
Registration office at 378,  
MMM Road Amritsar,  
Amritsar PB 143001

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

- a) Survey Records Form I & XIV bearing Survey No. 119 Sub-Division No. 1 of Village Assagao, Bardez – Goa.
- b) Inscription Certificate (bearing No. 4326)
- c) Description Certificate (bearing No. 6993)
- d) Registo Do Agrimensor
- e) Auto De Demarcacao
- f) Manual Form I & XIV
- g) Form III



- h) Deed of Ante Nuptial Agreement dated  
20/12/1910
  
- i) Deed of Gift dated 23/07/1914, drawn at Folio  
65 V, 66, 66V and 67 of the Book no 149 of  
the Notary of Bardez
  
- j) Deed of Addition dated 07/09/1918
  
- k) Deed of Succession and Partition dated  
21/12/1954
  
- l) Orfanologico Inventario filed upon the death of  
Maria Felicia de Noronha and her husband, Joao  
Matias de Fonseca before Civil Court Judicial  
Division of Bardez.
  
- m) Deed of Assignment dated 18/02/1984



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- n) Gift Deed dated 25/02/1984 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 317 at Pages 212 to 219 of Book No. I, Volume No. 195 dated 05/06/1985.
- o) Deed of Sale dated 19/03/2002 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 648 at Pages 319 to 340 of Book No. I, Volume No. 892 dated 25/03/2002.
- p) Deed of Sale dated 26/09/2005 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 4382 at Pages 235 to 257 of Book No. I, Volume No. 1423 dated 07/10/2005.
- q) Deed of Sale dated 31/08/2017 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-03612-2017, CD No. BRZD789 dated 04/09/2017.



- r) Partition Order dated 13/08/2018 issued in Case No. 15/103/2018/PART/LAND by the Deputy Collector and Sub-Divisional Officer at Deputy Collector & SDO, Bardez, Mapusa – Goa
- s) Deed of Sale dated 12/10/2020 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-2464-2020 dated 13/10/2020.
- t) Survey Plan
- u) Old Cadastral Survey Plan

**PERMISSIONS :**

- v) Land Use Zoning Certificate dated 10/01/2020 bearing Ref. No. TPBZ/ZON/7018/ASSG/TCP-2020/161 issued by Dy. Town Planner, Town and Country Planning Department, Mapusa – Goa



- w) Land Use Zoning Certificate dated  
31/01/2020 bearing Ref. No.  
TPBZ/ZON/7105/ASSAGAO/TCP-20/544 issued  
by Dy. Town Planner, Town and Country  
Planning Department, Mapusa – Goa
- x) Correspondence Certificate dated 20/01/2020  
bearing No. 9(02)-133/DSLRL-19/262 issued by  
Dormiana Nazareth, Superintendent of Survey  
and land Records, Panaji, Goa
- y) Nil Encumbrance Certificate dated 20/02/2020  
bearing No. 489/2020
- z) Superimposition Report dated 22/09/2020  
issued by S. A. Dhuri, Architect & Govt.  
Approved Valuer, Mapusa – Goa
- aa) Land Use Zoning Certificate dated  
27/10/2020 bearing Ref. No.



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TPBZ/ZON/8008/ASSG/TCP-20/3874 issued by  
Dy. Town Planner, Town and Country Planning  
Department, Mapusa – Goa

bb) Conversion Sanad dated 02/11/2020 bearing  
No. 4/102/CNV/AC-III/2020/965 issued by the  
Additional Collector-III, North Goa District,  
Mapusa – Goa

cc) Certificate issued by Adv. Savio Monteiro,  
Piedade Divar, Ilhas – Goa

II. **DESCRIPTION OF THE PROPERTY:**

**SCHEDULE I**

ALL THAT part and parcel of the property known as  
“**UNDOR**” alias “**SOKOLWADA**” alias “**GORCHECHEM**  
**BATULEM**”, situated in the ward Mazalwado of Village  
**Assagao**, within the limits of Village Panchayat of  
Assagao, Taluka Bardez and Registration Sub-District of



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Bardez, District of Goa, State of Goa which property is partly described in the Land Registration Office of Bardez under No. 6993 at folio 310 of Book B-18 (new) and not enrolled in the Taluka Revenue Office having Old Cadastral Survey bearing Survey No. 587, presently surveyed in the records of rights under Survey No. **119** sub-division No. **1** of Village Assagao, admeasuring **10,300 sq. mts.**, and the said property is bounded as under:-

Towards the North :- By the property of Comunidade of Assagao bearing Survey No. 130 of Village Assagao;

Towards the South :- By the Road;

Towards the East :- By the property bearing survey No. 119/4 of Village Assagao and rivulet;



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Towards the West :- By the property of  
Comunidade of Assagao  
bearing Survey No. 130 of  
Village Assagao;

This property shall hereinafter referred to as the **SAID  
BIGGER PROPERTY**

**SCHEDULE-II**

ALL that part and parcel of the land admeasuring  
**8800 sq. mts.** forming part of the SAID BIGGER  
PROPERTY more particularly described in SCHEDULE I  
hereinabove and the said property is bounded as  
under:-

Towards the North :- By the property of  
Comunidade of Assagao  
bearing Survey No. 130 of  
Village Assagao;

Towards the South :- By the Road and the property  
bearing Survey No. 119/1-A,





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119/2 and 119/3 of Village  
Assagao;

Towards the East :- By the property bearing survey  
No. 119/4 of Village Assagao;

Towards the West :- By the public Road and part of  
the property of Comunidade  
of Assagao bearing Survey No.  
130 of Village Assagao;

This property shall hereinafter referred to as the **SAID  
PROPERTY**

### **SCHEDULE-III**

ALL that portion of the land denominated as **PLOT  
'A'**, admeasuring **5165 sq. mts.** forming part of the  
PROPERTY more particularly described in SCHEDULE I  
and SCHEDULE II hereinabove and the said Plot 'A' is  
bounded as under:-



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Towards the North :- By the part of the same property bearing Survey No. 119/1 and partly by the property bearing Survey No. 130 of Village Assagao;

Towards the South :- By the Public Road and the property bearing Survey No. 119/1-A, 119/2 and 119/3 of Village Assagao;

Towards the East :- By the property bearing survey No. 119/4 of Village Assagao;

Towards the West :- By the public Road and part of the property bearing Survey No. 119/1 of Village Assagao;

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



**III. TRACING OF PARTIES TITLE:**

1. In the Deed of Sale dated 19/03/2002, the **SAID BIGGER PROPERTY** is said to be described under No. 6993 and the same is inscribed on **3<sup>rd</sup> November 1896** under No. 4326 in favour of Joao Mathias de Fonseca. The said Inscription Certificate reveals that the **SAID BIGGER PROPERTY** was purchased by the said Joao Mathias de Fonseca from Manuel Mascarenhas and his wife, Eufregina de Souza and Custodio Fernandes and his wife, Isabel Fernandes. The said Inscription Certificate further reveals that the **SAID BIGGER PROPERTY** was acquired by the said Manuel Mascarenhas and Custodio Fernandes from the Comunidade of Assagao vide two certified copies issued by the Clerk of the Administration of Comunidades of Bardez both issued on 09/09/1896 from the proceedings of the permanent leases (Aforamentos) granted to the said Manuel Mascarenhas and Custodio Fernandes, containing the respective Records of Possession and



delivery dated 18/08/1896 and another two certified copies issued by the Clerk of the Comunidade of Village Assagao both issued on 11/09/1896 from folio 87 overleaf of Book Tombo Second B, three chalans of payment of transfer tax on account of onerous title numbers 2317 and 2318 and 2493 issued by the Land Revenue Office of Bardez Taluka, two on the 3<sup>rd</sup> day and the 3<sup>rd</sup> on the 24<sup>th</sup> day all of September, 1896 and an additional declaration.

2. **Inscription and Description Certificates** are records maintained during the Portuguese Regime wherein the record of title was maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However the said records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevailant, every property had a description number which describes the property and



*a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.*

3. Registo Do Agrimensor reveals that the **SAID BIGGER PROPERTY** bearing old Cadastral Survey No. **587** originally belonged to Teofilo Cesar Fonseca, son of Joao Matias de Fonseca and of Maria Felicia de Noronha and his wife, Alexandrina Maria Francisco Ferrao e Fonseca.
4. Correspondence Certificate dated 20/01/2020 bearing No. 9(02)-133/DSLR-19/262 issued by



Dormiana Nazareth, Superintendent of Survey and land Records, Panaji, Goa reveals that the **SAID BIGGER PROPERTY** bearing old Cadastral Survey No. 587 corresponds to Survey No. 119/1 of Village Assagao, Bardez – Goa. The **Correspondence Certificate** issued by Directorate of Settlement and Land Records would establish the co-relation between the old cadastral survey record and the present Goa Settlement records and assists in identifying the property for the purpose of due diligence.

5. **Registo Do Agrimensor** and **Cadastral Survey Records** are land records which were promulgated during the Portuguese Regime under the *Codigo De Registo Rules*. Under the said Rules, the said *Registo Do Agrimensor* and *Cadastral Survey Records* were prepared on the basis of Ownership of the property and not just on the basis of possession. Although the said *Registo* is not a document of title, the same is



*indicative of the ownership status at the time of the survey and in the absence of Description and Inscription Certificate can be considered for the purpose of devolution of ownership.*

6. Superimposition Report dated 22/09/2020 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa states that the property described under Description Certificate No. 6993 is the same property which is bearing Old Cadastral Survey No. **587** of Village Assagao, Bardez – Goa and presently bearing Survey No. 119/1 and Survey No. 119/1-A of Village Assagao, Bardez – Goa.
7. The said Cadastral Survey No. 587 read with the Registo Do Agrimensor establishes that the **SAID BIGGER PROPERTY** originally belonged to Teofilo Cesar Fonseca, son of Joao Matias de Fonseca and



of Maria Felicia de Noronha and his wife,  
Alexandrina Maria Francisco Ferrao e Fonseca.

8. The Deed of Ante Nuptial Agreement dated 20/12/1910 was signed by and between Mr. Cesar Theofilo Caetano Jose de Fonseca and Alexandrina Maria Francisca Ferrao before their marriage and it was agreed that their marriage is under the regime of community of property but the same will be different from this regime and in case the same marriage is dissolved on the death of any of the person without surviving heirs, then the marriage will be of absolute separation of assets.
  
9. Vide Deed of Gift dated 23/07/1914, drawn at Folio 65 V, 66, 66V and 67 of the Book no 149 of the Notary of Bardez, the said Mr. Joao Matias de Fonseca and his wife, Mrs. Maria Felicia de Noronha gifted all their disposal share which comes to be one





half of all their properties, ownership rights and actionable claims in favour of their son, Mr. Teofilo Cesar Fonseca alias Theopilo Fonseca.

10. The said Maria Felicia de Noronha passed away on 07/01/1932 and her husband, the said Joao Matias de Fonseca passed away earlier on 25/01/1925 and upon their death, Orfanologico Inventario was filed before Civil Court Judicial Division of Bardez by their son, Teofilo Cesar Fonseca married to Alexandrina Maria Francisca Ferrao and **the SAID BIGGER PROPERTY** was listed under ITEM NO. 1 in the List of Assets and the **SAID BIGGER PROPERTY** came to be allotted to the said Teofilo Cesar Fonseca married to Alexandrina Maria Francisca Ferrao.
11. Deed of Succession and Partition dated 21/12/1954 reveals that the said Alexandrina Maria Francisco Ferrao e Fonseca passed away on 12/08/1949 leaving behind her widower and half sharer, the said



Cesar Teofilo Caetano Jose Da Fonseca alias Teofilo  
Cesar Caetano Jose Da Fonseca alias Teofilo  
Fonseca alias Teofilo Cesar Da Fonseca alias Teofilo  
Cesar Fonseca and the following 11 children as her  
sole and universal legal heirs :

- i. Mrs. Alice Julieta Olivia Ferrao e Fonseca  
married to Mr. Mariano Tomas De Aquino Da  
Victoria Lobo
- ii. Mrs. Margarida Maria Felicia Fonseca married to  
Mr. Jose Geofredo Da Graca Rodrigues
- iii. Ms. Rosa Maria Peregrina Helena Da Fonseca  
alias Maria Rosa Peregrina Helena Ferrao  
Fonseca
- iv. Mrs. Filomena Santana Natalina Ferrao Fonseca  
married to Mr. Fernando Tomas Rosario Brito
- v. Mrs. Delmira Fonseca Rodrigues alias Basta  
Barbara Delmira Ferrao e Fonseca married to  
Mr. Jose Joaquim Sebastiao Rodrigues



- vi. Mr. Ramilfo Joao Matias Caetano Jose Francisco Antonio Vicente Da Fonseca married to Mrs. Maria Gamma Pinto
  - vii. Mr. Joao Matias Xavier Fonseca
  - viii. Mrs. Maria Lira Fonseca married to Mr. Jose Antonio Gregorio Do Rosario Andrade E Moniz alias Jose Moniz
  - ix. Mr. Micael Octaviano De Amorim Fonseca alias Octaviano Micael De Amorim Fonseca
  - x. Mr. Ozario Jose Paulo De Fonseca
  - xi. Ms. Artemisia Maria Felicia Ferrao Fonseca
12. Deed of Succession and Partition dated 21/12/1954 further reveals that the estate of the said Alexandrina Maria Francisco Ferrao e Fonseca was partitioned and the **SAID BIGGER PROPERTY** by reserving the right of usufruct to the said Cesar Teofilo Caetano Jose Da Fonseca alias Teofilo Cesar Caetano Jose Da Fonseca alias Teofilo Fonseca alias Teofilo Cesar Da Fonseca alias Teofilo Cesar

Fonseca was allotted in favour of the following children :

- i. Ms. Rosa Maria Peregrina Helena Da Fonseca  
alias Maria Rosa Peregrina Helena Ferrao  
Fonseca
  - ii. Mr. Ramilfo Joao Matias Caetano Jose Francisco  
Antonio Vicente Da Fonseca married to Mrs.  
Maria Gamma Pinto
  - iii. Mr. Joao Matias Xavier Fonseca
  - iv. Mr. Micael Octaviano De Amorim Fonseca alias  
Octaviano Micael De Amorim Fonseca
  - v. Mr. Ozario Jose Paulo De Fonseca
13. In the year 1975, the **SAID BIGGER PROPERTY** was surveyed under Survey No. 119/1 and the total area surveyed was 10300 sq. mts.
14. Vide Deed of Assignment dated 18/02/1984, the said Ms. Rosa Maria Peregrina Helena Da Fonseca alias Maria Rosa Peregrina Helena Ferrao Fonseca



assigned all her 1/5<sup>th</sup> right to the **SAID BIGGER PROPERTY** in favour of Mr. Ramilfo Joao Matias Caetano Jose Francisco Antonio Vicente Da Fonseca married to Mrs. Maria Gamma Pinto; Mr. Joao Matias Xavier Fonseca; Mr. Micael Octaviano De Amorim Fonseca alias Octaviano Micael De Amorim Fonseca and Mr. Ozario Jose Paulo De Fonseca.

15. Vide Gift Deed dated 25/02/1984 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 317 at Pages 212 to 219 of Book No. I, the said Mr. Ramulfo Joao Matias Caetano Jose Francisco Antonio Vicente Da Fonseca along with his wife, Mrs. Maria Gamma Pinto; Mr. Ozario Jose Paulo De Fonseca along with his wife, Mrs. Maria Dercilia Martins Ferreira De Fonseca; Mr. Micael Octaviano De Amorim Fonseca alias Octaviano Micael De Amorim Fonseca along with his wife, Mrs. Maria Fernanda Emercia Da Fonseca gifted their rights to the **SAID BIGGER PROPERTY**



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in favour of Mr. Joao Matias Xavier Fonseca alias  
Dr. John Mathias Fonseca.

16. Vide Deed of Sale dated 19/03/2002 registered  
before Sub-Registrar of Bardez, Mapusa – Goa under  
Registration No. 648 at Pages 319 to 340 of Book  
No. I, Volume No. 892 dated 25/03/2002, the said  
Dr. Joao Matias Xavier Fonseca alias Joao Matias  
Fonseca alias J. M. Fonseca alias John Matias  
Fonseca alias John Mathias Fonseca along with his  
wife, Mrs. Angela Rodrigues E Fonseca sold the  
**SAID BIGGER PROPERTY** in favour of Mr. Deepak  
Hiranandani.

17. Vide Deed of Sale dated 26/09/2005 registered  
before Sub-Registrar of Bardez, Mapusa – Goa under  
Registration No. 4382 at Pages 235 to 257 of Book  
No. I, Volume No. 1423 dated 07/10/2005, the said  
Mr. Deepak Hiranandani sold the **SAID BIGGER**



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**PROPERTY** in favour of Amarpuri Wellness Exports  
Private Limited.

18. Vide Deed of Sale dated 31/08/2017 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-BK1-03612-2017, CD No. BRZD789 dated 04/09/2017, the said Amarpuri Wellness Exports Private Limited sold a plot admeasuring **1500 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Blue Print Techno Infra Private Limited.

19. Vide Partition Order dated 13/08/2018 issued in Case No. 15/103/2018/PART/LAND by the Deputy Collector and Sub-Divisional Officer at Deputy Collector & SDO, Bardez, Mapusa – Goa, a separate Survey No. i.e. 119/1-A of Village Assagao, Bardez – Goa, admeasuring 1500 sq. mts. was issued for the



same in favour of the said Blue Print Techno Infra Private Limited.

20. In light of above, the said Amarpuri Wellness Exports Private Limited became owners in possession of the property admeasuring 8800 sq. mts. forming part of the **SAID BIGGER PROPERTY** which property admeasuring **8800 sq. mts.** is hereinafter referred to as **the SAID PROPERTY** and more particularly described in **SCHEDULE II** hereinabove.

21. Vide Deed of Sale dated 12/10/2020 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-2464-2020 dated 13/10/2020, the said Amarpuri Wellness Exports Private Limited sold a plot admeasuring **5165 sq. mts.** forming part of **the SAID PROPERTY**, which **PLOT** admeasuring **5165 sq. mts.** is more





particularly described in **SCHEDULE III** hereinabove, in favour of **REALCON RESIDENCY LLP.**

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

Manual Form I & XIV:

in respect of **the SAID BIGGER PROPERTY** bearing Survey No. **119/1** of Village **Assagao**, Bardez – Goa clearly shows the names of Theopilo Fonseca, Dr. John Mathias Fonseca and Mr. Deepak Hiranandani and further after deleting the said names of Theopilo Fonseca, Dr. John Mathias Fonseca and Mr. Deepak Hiranandani, the name of Amarpuri Wellness Exports Private Limited was added.

23. Certificate issued by Adv. Savio Monteiro, Piedade Divar, Ilhas – Goa reveals that Public Notices dated 24/08/2020 were published in daily newspaper



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Navhind Times and Gomantak on 25/08/2020 in respect of the **SAID PROPERTY**, admeasuring **8800 sq. mts.** bearing Survey No. **119/1** of Village **Assagao**, Bardez – Goa and no objections were received in pursuance to the said Public Notices. In this respect, conclusion is based on the Certificate issued by Adv. Savio Monteiro, Piedade Divar, Ilhas – Goa.

24. I have inspected the Original of Deed of Sale dated 12/10/2020 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-2464-2020 dated 13/10/2020.

25. In light of above, considering the Registo Do Agrimensor, Correspondence Certificate dated 20/01/2020, Superimposition Report dated 22/09/2020, Deed of Gift dated 23/07/1914, Orfanologico Inventario filed upon the death of Maria Felicia de Noronha and her husband, Joao



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Matias de Fonseca before Civil Court Judicial Division of Bardez, Deed of Succession and Partition dated 21/12/1954, Deed of Assignment dated 18/02/1984, Gift Deed dated 25/02/1984, Deed of Sale dated 19/03/2002, Deed of Sale dated 26/09/2005, Deed of Sale dated 31/08/2017, Partition Order dated 13/08/2018 issued in Case No. 15/103/2018/PART/LAND by the Deputy Collector and Sub-Divisional Officer at Deputy Collector & SDO, Bardez, Mapusa – Goa and Deed of Sale dated 12/10/2020 and the Survey Records in respect of the **SAID BIGGER PROPERTY**, have remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owner, I am of the opinion that the said **REALCON RESIDENCY LLP** has clear and marketable title in respect of **the SAID PLOT** admeasuring **5165 sq. mts.** forming part of the **SAID PROPERTY.**



**IV. In addition to above, I have to make the following observations:**

1. No tenants/Mundkars are reflected in the survey records of the said property.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 02/11/2020 bearing No. 4/102/CNV/AC-III/2020/965 issued by the Additional Collector-III, North Goa District, Mapusa – Goa has been furnished to establish that an area admeasuring **6500 sq. mts.** from the **said bigger Property** bearing Survey No. **119/1** of Village Assagao, Bardez – Goa was converted for the purpose of Residential with 60 F.A.R.



4. Land Use Zoning Certificate dated  
27/10/2020 bearing Ref. No.  
TPBZ/ZON/8008/ASSG/TCP-20/3874 issued by  
Dy. Town Planner, Town and Country Planning  
Department, Mapusa – Goa has been furnished  
which reveals that the **SAID PROPERTY** falls in  
“Partly Settlement Zone and partly orchard  
zone” as per the Regional Plan for Goa 2001.

5. No NOC is furnished from the Forest  
Department to establish that the **SAID  
PROPERTY** is not identified as a Forest Land

**V. EVIDENCE OF POSSESSION:-**

The said property bearing Survey No. 119/1 of  
Village Assagao, Bardez - Goa reflects the name of  
Amarpuri Wellness Exports Private Limited in Form  
I & XIV issued by the Department of Survey,  
Government of Goa, which establishes the  
possession of the present owner.



**VI. ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered mortgages in respect of the said property. Nil Encumbrance Certificate dated 26/10/2020 bearing No. 1814/2020 in respect of the **SAID PLOT**, admeasuring **5165 sq. mts.** is furnished to establish that there is no encumbrance in the **SAID PLOT**.

**CERTIFICATE**

From the documents produced from my scrutiny, I hereby certify that **REALCON RESIDENCY LLP** has a clear and marketable title in respect of **the SAID PLOT** admeasuring **5165 sq. mts.** forming part of the **SAID PROPERTY**

➤ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set



out at 'I' above.

- For the purpose of issuing this report on title:
  - (a) I have not carried out a negative search in respect of litigations (i) in relation to the said property and/or (ii) against the larger property;
  - (b) I have not inspected the originals of the title documents produced for scrutiny referred to above; and
  - (c) I have taken the title documents under which Joao Mathias de Fonseca acquired the Land as the root of title.
  
- For the purpose of issuing this report on title, I have assumed:
  - (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, asset out at 'I' above, as



- photocopies or scanned copies and the authenticity of the originals of such documents;
- (b) 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;
- (c) that all the documents relating to the **SAID BIGGER PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;
- (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (e) that there are no pending litigations in respect of the **SAID BIGGER PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID BIGGER PROPERTY** are the same person;
- The accuracy of this report on title necessarily depends on the documents furnished to me and the





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

- This report on title is confined to the **SAID PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report



**Shivan S.Desai**  
ADVOCATE

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- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:- Panaji-Goa.

Date:- 16/11/2020



A handwritten signature in blue ink, appearing to be "Shivan S. Desai".

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