

PRIYA V. ADPAIKER

ADVOCATE

A-207, IIInd Floor, Pereira Plaza, Opp Hospicio Hospital,
Salcete, Margao Goa.

M:9850282916

Date:04.09.2026

To,

M/s. Hariom Properties,

A Partnership Firm

Having office at E-2/68,

Arera Colony, Bhopal,

Madhya Pradesh, India.

M:9425302860

TITLE INVESTIGATION REPORT

Sub: Title Investigation Report cum Legal Opinion with respect to the Plot of Land admeasuring 1645m2 surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa.

Sir,

PRIYA V. ADPAIKER
ADVOCATE

I have gone through the property documents of the above named party, and after going through the same, I give my opinion as under:

- {A} Description of the property to be mortgaged
- {B} Documents Scrutinised by me
- {C} Flow of Title and my observations
- {D} Conclusion

{A} Description of the property to be mortgaged:

The Plot of Land admeasuring 1645m² surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa and is bounded towards the East by property under Survey No.225/7 of Navelim Village; West, North and South by property under Survey No.90/3 of Navelim Village (hereinafter referred to as **"the Said Plot"** for Short).

The Said Plot is part of the Plot No.2 admeasuring 12733.57m² which is part of the property surveyed under Survey No.90/3 of Navelim Village of Salcete Taluka of South Goa and is bounded towards the North by property of Comunidade of Margao and of Data Roghuvir Naique and others; South by Plot No.1 of the same property, property of Joao Rosario Barreto and by the paddy Field of Comunidade of Margao; East by properties of heirs of Constantinho Coutinho, Joao Roasrio Barreto and by Plot No.1 of the Same Property and on the West by properties held by Miguel Joao Fernandes, Hermogenes Dias and heirs of Miguel Santana Gonsalves (hereinafter referred to as **"the Said Plot No.2"** for Short).



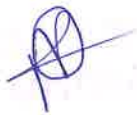
The Said Plot No.2 is part of the immovable property known as "ZORODI E NAVELIM O PEQUENO or TOTTU BHAT or NAGDACHO ZOROD", formed by the joining of the two properties situated in Navelim, within the limits of Village Panchayat of Navelim, Taluka and sub-district of Salcete of District of South Goa of the State of Goa and is described in the Land Registration Office under Description No.28374 of Book B 73 and Description No.884 of Book B 3 both of new series and is enrolled in the Taluka Revenue Office of Salcete under No.1824 and 1859 totally admeasuring 22971.43m2 hereinafter be referred to as '**the said immovable property**' - for short.

{B} Documents Scrutinised by me:

1. Photocopy of the Records of Orphanological Inventory Proceedings No.20/74 along with English Translation viz., Deed of Oath and Declarations of Head of Family dated 26.08.1974; Deed of Declaration of head of Couple; Complementary Declaration Report dated 14.12.1978; Description of Assets dated 30.09.1979; Term of Repudiation dated 04.08.1980; Deed of Supplementary Declaration dated 25.11.1980; Term of Repudiation dated 17.01.1981; Application of Assets dated 10.11.1981.
2. Photocopy of the Translated Copy of the Land Description Certificate under No.28374



3. Photocopy of the Land Description Certificate under No.884 of Book B3 along with Inscription along with English Translation.
4. Photocopy of the Translated Copy of the Matriz Certificate under No.1824 and 1859.
5. Photocopy of the Form III of the property surveyed under Survey No.90/3 of Navelim Village of Salcete Taluka of South Goa issued on 14.10.2025.
6. Photocopy of the Manuel Form I & XIV of the property surveyed under Survey No.90/3 of Navelim Village of Salcete Taluka of South Goa issued on 19.10.2025
7. Photocopy of the Deed of Partition dated 10.09.1984 duly executed before the Sub-Registrar of Salcete registered under No.2468 at pages 131 to 141 of Book No.1 Volume 320 dated 09.11.1984.
8. Photocopy of the Deed of Family Settlement dated 07.07.1997 duly executed before the Sub-Registrar of Salcete registered under No.1456 at pages 174 to 214 of Book No.1 Volume 747 dated 21.07.1997.
9. Photocopy of the Deed of Succession drawn on 17.04.2001 before the Notary Ex-Officio of Salcete Margao Goa at pages 15V of Book No.1424.



10. Photocopy of the Agreement for Sale and Development dated 28.10.2017 duly executed before the Notary Sanjay S Malkarnekar and is registered under No.158/2017.
11. Photocopy of the Deed of Sale dated 14.06.2019 duly executed before the Sub-Registrar of Salcete registered under No.MGO-1-1475-2019 dated 19.06.2019.
12. Photocopy of the Official Survey Plan of the property surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa dated 02.09.2016.
13. Photocopy of the Form I & XIV of the property surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa dated 12.09.2019.
14. Photocopy of the Sanad under Ref No.COL/SAL/SG/CONV/88/2017/13395 dated 25.11.2022 issued by the Collector of South Goa.
15. Photocopy of the Receipt dated 24.07.2025
16. Photocopy of the Deed of Sale dated 13.11.2025 duly executed before the Sub-Registrar of Salcete registered under No.MGO-1-5430-2025 dated 20.11.2025.

Flow of Title and my observations



The Said Immovable Property was purchased by Salvador Rebelo vide Public Deed drawn on 06.09.1943 by the Notary of the District at pages 18V of Book No.557. Upon Purchase the Said Immovable Property was inscribed in favour of Salvador Rebelo under Inscription No.37881

Antonio Vicente Salvador Rebelo alias Salvador Rebelo was married with Josefina Natividade Fernandes e Rebelo. Antonio Vicente Salvador Rebelo alias Salvador Rebelo and his wife Josefina Natividade Fernandes e Rebelo died living behind them their children namely

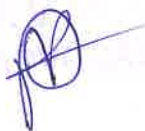
(1)Jovina Benjamita e Rebello e Silva married with Julio Cesar Da Silva.

(2)Sesbastiao Natividade Feliciano Calisto Bobela Rebelo married with Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo both died living behind them (i)Maria Luke Filomena Feliciana Rebelo e Silva married with Joseph Walter Romeu Marchon Da Silva (ii)Maria Elita Jacinta Rebelo e Pinto married with Jose Caetano Elias Pinto (iii) Menino Antonio Jose Salvador (single) (iv)Maria Brigida Aida Rebelo e Souza married with Antonio Souza (v)Antonio Camilo Pedro Rebelo (single) (vi)Joseph Gregory Rosario Rebelo (single)

(3)Maria Gracinda De Joana Rebelo e Fernandes married with Francisco Xavier Fernandes

(4)Francisco Xavier Da Cruz Rebelo married with Maria Antonieta Piedade Da Silva e Rebelo

(5) Berta Rebelo e Costa married with Jose Da Costa



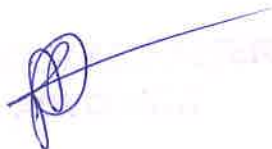
(6) Rosa Maria Rebelo e Santiago married with Benedito Plantaleao Santiago

Upon death of Antonio Vicente Salvador Rebelo alias Salvador Rebelo and his wife Josefina Natividade Fernandes e Rebelo Records, the Inventory Proceeding was initiated by their son Francisco Xavier Da Cruz Rebelo before the CJSD of Margao which was registered as Orphanological Inventory Proceedings No.20/74. Deed of Oath and Declarations of Head of Family dated 26.08.1974 was drawn stating Antonio Vicente Salvador Rebelo and his wife Josefina Natividade Fernandes e Rebelo died living behind them their children namely

(1)Jovina Benjamita e Rebello e Silva married with Julio Cesar Da Silva.

(2)Sesbastiao Natividade Feliciano Calisto Bobela Rebelo married with Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo. Sesbastiao Natividade Feliciano Calisto Bobela Rebelo expired living behind him his widow Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo and his children (i)Maria Luke Filomena Feliciano Rebelo e Silva married with Joseph Walter Romeu Marchon Da Silva (ii)Maria Elita Jacinta Rebelo e Pinto married with Jose Caetano Elias Pinto (iii) Menino Antonio Jose Salvador (single) (iv)Maria Brigida Aida Rebelo e Souza married with Antonio Souza (v)Antonio Camilo Pedro Rebelo (single) (vi)Joseph Gregory Rosario Rebelo (single)

(3)Maria Gracinda De Joana Rebelo e Fernandes married with Francisco Xavier Fernandes



(4) Francisco Xavier Da Cruz Rebelo married with Maria Antonieta Piedade Da Silva e Rebelo

(5) Berta Rebelo e Costa married with Jose Da Costa

(6) Rosa Maria Rebelo e Santiago married with Benedito Plantaleao Santiago.

Deed of Declaration of head of Couple READ WITH Complementary Declaration Report dated 14.12.1978 shows that Jose Da Costa died living behind him his widow Berta Rebelo e Costa and his children namely (i) Joao Anthony or Anthony John Andrew D'Costa married with Celiza Matilda D'Costa (ii) Jason Francis Bartholomeo D'Costa married with Ivone D'Costa (iii) Victor Romeo Salvador Gervaso D'Costa alias Victor D'Costa married with Jennifer D'Costa (iv) Telma Rosy Casgas Stanssi married with George Stanssi. E (v) Neel Salvador Florence D'Costa (single) (vi) Norbert Lawrence D'Costa. Description of Assets dated 30.09.1979 shows that the said Immovable property is described under Item No.4. Term of Repudiation dated 04.08.1980 shows that (i) Jovina Benjamita e Rebello e Silva and her husband Julio Cesar Da Silva and (ii) Maria Gracinda De Joana Rebelo e Fernandes and her husband Francisco Xavier Fernandes repudiated/relinquished their rights in the parents/parents-in-law namely Antonio Vicente Salvador Rebelo alias Salvador Rebelo and Josefina Natividade Fernandes e Rebelo.

Deed of Supplementary Declaration dated 25.11.1980 shows that Benedito Plantaleao Santiago alias Plantaleon Benedito Santiago expired living behind him his widow Rosa Maria Rebelo e Santiago and his children namely (i) Antonio Manuel Francis



Santiago married with Margarida Meletina Santiago (ii)Jude John Cesar Santiago (single).

Term of Repudiation dated 17.01.1981 shows that Berta Rebelo e Costa and her children namely (i)Joao Anthony or Anthony John Andrew D'Costa married with Celiza Matilda D'Costa (ii)Jason Francis Bartholomeo D'Costa married with Ivone D'Costa (iii) Victor Romeo Salvador Gervaso D'Costa alias Victor D'Costa married with Jennifer D'Costa (iv)Telma Rosy Casgas Stanssi married with George Stanssi.E (v)Neel alias Noel Salvador Florence D'Costa (single) (vi)Norbert Lawrence D'Costa AND Rosa Maria Rebelo e Santiago and her children namely (i)Antonio Manuel Francis Santiago married with Margarida Meletina Santiago (ii)Jude John Cesar Santiago (single)repudiated/relinquished their rights in the parents/parents-in-law namely Antonio Vicente Salvador Rebelo alias Salvador Rebelo and Josefina Natividade Fernandes e Rebelo.

In view of the repudiation/relinquishment made by some heirs, Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo and her children (i)Maria Luke Filomena Feliciana Rebelo e Silva married with Joseph Walter Romeu Marchon Da Silva (ii)Maria Elita Jacinta Rebelo e Pinto married with Jose Caetano Elias Pinto (iii) Menino Antonio Jose Salvador (single) (iv)Maria Brigida Aida Rebelo e Souza married with Antonio Souza (v)Antonio Camilo Pedro Rebelo (single) (vi)Joseph Gregory Rosario Rebelo (single) AND Francisco Xavier Da Cruz Rebelo, and his wife Maria Antonieta Piedade Da Silva e Rebelo became the successors.



Application of Assets dated 10.11.1981 shows that the half of the Said Immovable Property was allotted to Francisco Xavier Da Cruz Rebelo and half of the Said Immovable Property was allotted to Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo in equal shares.

Form III of the property surveyed under Survey No.90/3 of Navelim Village of Salcete Taluka of South Goa issued on 14.10.2025 shows that the name of Francis Xavier De Cruz Rebello is recorded in occupants column.

Manuel Form I & XIV of the property surveyed under Survey No.90/3 of Navelim Village of Salcete Taluka of South Goa issued on 19.10.2025 shows that the name of Francis Xavier De Cruz Rebello is recorded in occupants column.

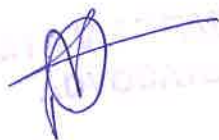
Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo as FIRST PARTY and Francisco Xavier Da Cruz Rebelo and his wife Maria Antonieta Piedade Da Silva e Rebelo as SECOND PARTY partitioned the Said Immovable Property amongst others into two plots the Plot No.1 admeasuring 10237.86m² and Plot No.2 admeasuring 12733.57m² vide Deed of Partition dated 10.09.1984 duly executed before the Sub-Registrar of Salcete registered under No.2468 at pages 131 to 141 of Book No.1 Volume 320 dated 09.11.1984. Under this Deed the Said Plot No.2 was allotted to Francisco Xavier Da Cruz Rebelo alias Chico Rebelo and his wife Maria Antonieta Piedade Da Silva e Rebelo



and the Plot No.1 was allotted to Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo.

Francisco Xavier Da Cruz Rebelo and his wife Maria Antonieta Piedade Da Silva e Rebelo both expired living behind them their children (i)Mrs.Josephine Bette Rebelo e Da Silva married with Mr.Remedios Da Silva (ii) Jennifer Cecilia Rebello e Viegas married with Anthony Benny Ceasar Viegas (iii)Jeanne Sabrina Rebello e D'Souza married with Ray Anthony D'Souza (iv)James Merwyn Rebello married with Piety Alexandria Da Silva Rebello (v)Jude Roy Rebelo married with Celine Maud Rodrigues e Rebello (vi) Joseph Nelson Rebello (bachelor) as successors as is Deed of Succession drawn on 17.04.2001 before the Notary Ex-Officio of Salcete Margao Goa at pages 15V of Book No.1424

The Said Plot No.2 was sub-divided into 12 plots and the area for road. Inorder to enjoy the sub-divided plots of the Said Plot No.2 independently, the owners (being the FIRST PARTY to SIXTH PARTY) namely (i)Mrs.Josephine Bette Rebelo e Da Silva and her husband Mr.Remedios Da Silva as FIRST PARTY (ii) James Merwyn Rebello and his wife Piety Alexandria Da Silva Rebello as SECOND PARTY (iii) Jude Roy Rebelo and his wife Celine Maud Rodrigues e Rebello as THIRD PARTY (iv)Jennifer Cecilia Rebello e Viegas and her husband Anthony Benny Ceasear Viegas as FOURTH PARTY (v)Jeanne Sabrina Rebello e D'Souza and her husband Ray Anthony D'Souza as FIFTH PARTY (vi) Joseph Nelson Rebello (bachelor) as SIXTH PARTY (vii) Maria Sita Rebello and her husband Joseph Rosario Rebello as SEVENTH PARTY



signed and executed the Deed of Family Settlement dated 07.07.1997 duly executed before the Sub-Registrar of Salcete registered under No.1456 at pages 174 to 214 of Book No.1 Volume 747 dated 21.07.1997 thereby partitioning the Said Plots amongst them. The Plot No.I admeasuring 1081m², Plot K admeasuring 353m² and Plot C admeasuring 1645m² were allotted to the SECOND PARTY namely James Merwyn Rebello and his wife Piety Alexandria Da Silva Rebello. Maria Sita Rebello and her husband Joseph Rosario Rebello was added as SEVENTH PARTY and was allotted the Plot B of the said Plot No.2 as late Francisco Xavier Da Cruz Rebelo had great love and affection for her and wished to gift her the property.

The Said Plot being the Plot C admeasuring 1645m² was partitioned vide Order dated 14.02.2013 in case No.LRC/PART/470/2009/I passed by the Deputy Collector and SDO of Margao of Salcete Taluka of South Goa as is evinced from the Form I & XIV of the property surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa.

Official Survey Plan of the property surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa dated 02.09.2016 shows its existence in survey records.

Vide Agreement for Sale and Development dated 28.10.2017 duly executed before the Notary Sanjay S Malkarnekar and is registered under No.158/2017, James Merwyn Rebello and his



wife Piety Alexandria Da Silva Rebello agreed to sell the Said Plot for the purpose of development to Ajay Shabi Kanolkar.

Vide Deed of Sale dated 14.06.2019 duly executed before the Sub-Registrar of Salcete registered under No.MGO-1-1475-2019 dated 19.06.2019, James Merwyn Rebello and his wife Piety Alexandria Da Silva Rebello sold the Said Plot to Ajay Shabi Kanolkar.

Form I & XIV of the property surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa dated 12.09.2019 shows that the name of Ajay Shabi Kanolkar is recorded in occupants column.

Sanad under Ref No.COL/SAL/SG/CONV/88/2017/13395 dated 25.11.2022 is issued by the Collector of South Goa for using the Said Plot for Residential Use only.

Receipt dated 24.07.2025 shows that Ajay Shabi Kanolkar has received Rs.10,00,000/- (Rupees Ten Lakhs Only) from M/s. Hariom Properties, A Partnership Firm Having office at E-2/68, Arera Colony, Bhopal, Madhya Pradesh, India as a part payment for sale of the Said Plot.

Ajay Shabi Kanolkar and his wife Komal Ajay Kanolkar sold the Said Plot to M/s Hariom Properties, A Partnership Firm vide Deed of Sale dated 13.11.2025 duly executed before the Sub-Registrar of Salcete registered under No.MGO-1-5430-2025 dated 20.11.2025



CERTIFICATE:

M/s. Hariom Properties, A Partnership Firm became the owner in possession of the Said Plot and has acquired the clean, clear and marketable title on the Plot of Land admeasuring 1645m2 surveyed under Survey No.90/3-B of Navelim Village of Salcete Taluka of South Goa by virtue of the Deed of Sale dated 13.11.2025 duly executed before the Sub-Registrar of Salcete registered under No.MGO-1-5430-2025 dated 20.11.2025.

I am returning the file with my legal opinion.


Adv. Priya V. Adpaiker