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Dated: 09/02/2022

TITLE INVESTIGATION REPORT

This Title Investigation report is submitted at the request of

MR. ABDUL KHAN

SUBJECT MATTER

Complete or full description of the immovable property.

All that plot of land bearing **Plot No. 7** known as **"DON JOAO"** alias **"PERI BHAT"** also known as **"D.JOAO"** alias **"DOM JOAO"** admeasuring **644 sq. mts.** and presently surveyed under Survey No. 6/15 of Village Murda, Village Panchayat of Mercês, **along with the Residential cum Commercial Building to be constructed therein**, in the Village Murda, within the limits of Village Panchayat of Mercês, Taluka and Sub District of Tiswadi, District of North Goa in the State of Goa being part of the larger property described in the land registration office under no. 20921 at pages 37 of Book B-56 (new) and Matriz Predial No. 249 and the

Said Plot No. 7 is BOUNDED AS UNDER

North: By the access road of 6 mts and 3 mts width proposed to be open

South: By the sub plot no. 6 and Municipal road

East: By the Municipal road and the said access road of 6 mts.

West: By the property "Palmar D Joao"



DERIVATION OF TITLE:

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/interest to the current title holder.

1. There exists a larger property which was a coconut grove known as "**PALMAR D JOAO**" described in the conservatory of Predial Registrar of the judicial division under no. 20921 at pages 37 of Book B-56 (new) and Matriz Predial No. 249, situated in the Village of Murda, in Merces locality, of Tiswadi Taluka, District of North Goa in the State of Goa, which plot of land "**D JOAO**" alias ("**PERI BHAT**" *as per land survey record*) also known as "**D.JOAO**" alias "**DOM JOAO**" is the parcel number 3 (Lote No.3) of the property described under entry number 2 relating to the property described under 2931 at pages 98 of Book B 8 (new) of which property it has been detached to form a distinct and separate plot of land by itself and which detached plot is

BOUNDED AS UNDER

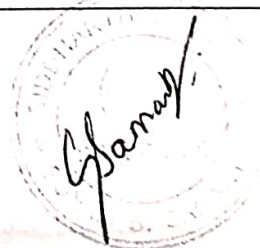
North: By the water drain and paddy field "Durgaully" belonging to Quencros

South: By the water drain and coconut grove belonging to Caraciola de Silva.

East: By parcel number 4 (Lote No.4-Duarte Lote).

West: By parcel number 2 (Lote No.2-Segundo Lote)

2. The Said larger Property "**PALMAR D JOAO**"- described

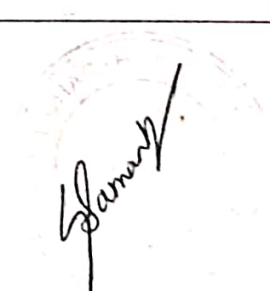


under **Description no. 20921** at **pages 37** of **Book B-56 (new)** originally belonged to Mrs. Lacximibai Naique (widow of Late Vitola Purxotoma Naique).

3. Said Lacximibai Naique expired on 27/10/1962 in the status of widow, without leaving will or any other disposition of last wish leaving behind her following children as her sole and universal legal heirs:

- i. Mr. Purxotoma married to Mrs. Xantabai Naique
- ii. Mrs. Cursuma Naique alias Kucuma alias Hirabai D. Joshi married to Mr. Datarama Joshi
- iii. Ms. Camala Naique (unmarried)
- iv. Mr. VencTexa Vitola Naique married to Mrs. Vinaiabai Naique
- v. Mrs. Indirabai Naique alias Indirabai M. Panandikar married to Mr. Manohar Panandikar
- vi. Mr. Ananta Vitola Naique Panvelkar alias Ananta Vitola Naique (unmarried)
- vii. Mr. Sripada Vitola Naique married to Mrs. Malinibai Naique
- viii. Mrs. Rajanibai Naique alias Rajani V. Carapurcar married to Mr. Visvonata Carapurcar
- ix. Mr. Vilassa Vitola Naique (unmarried)

The above legal heirs are confirmed vide **Public Deed of Declaration of Heirship dated 06/11/1965** executed before Notary Antonio Orlando Lobo at pages 36-39 of Book No.592 in the Judicial Division of Ilhas de Goa.

A handwritten signature in black ink is written over a circular stamp. The stamp contains some text, but it is mostly illegible due to the signature and the quality of the scan. The signature appears to be 'Samy' or similar.

4. All the abovesaid legal heirs i.e. Said Mr. Purxotoma and his wife Mrs. Xantabai Naique, Mrs. Cursuma Naique alias Kucuma alias Hirabai D. Joshi and her husband Mr. Datarama Joshi, Ms. Camala Naique (unmarried), Mr. Vencetexa Vitola Naique and his wife Mrs. Vinaiabai Naique, Mrs. Indirabai Naique alias Indirabai M. Panandikar and her husband Mr. Manohar Panandikar, Mr. Ananta Vitola Naique Panvelkar alias Ananta Vitola Naique (unmarried), Mr. Sripada Vitola Naique and his wife Mrs. Malinibai Naique, Mrs. Rajanibai Naique alias Rajani V. Carapurcar and her husband Mr. Visvonata Carapurcar, Mr. Vilassa Vitola Naique (unmarried), sub divided a portion admeasuring 4890 sq. mts. and separated it from the said larger Property.
5. Vide NOC dated 19/11/1965 under No. D6/181/3496 issued by Town Planning Committee the said portion admeasuring 4890 sq. mts was further sub-divided into twelve sub-plots of different areas.
6. Vide **Deed of Conveyance dated 20/11/1965** registered in the office of Sub-Registrar of Ilhas, Tiswadi under Reg. No. 14 at pages 61 to 68 of Book No. I, Volume No. 1 dated 13/12/1965, said Mr. Purxotoma Vitola Naique and his wife Mrs. Xantabai Naique, Mr. Vencetexa Vitola Naique and his wife Mrs. Vinaiabai Naique, Mr. Sripada Vitola Naique and his wife Mrs. Malinibai Naique, Mr. Ananta Vitola Naique



(unmarried), Ms. Camala Naique (unmarried), Mrs. Cursuma Naique alias Kucuma alias Hirabai Dataram Joshi and her husband Mr. Datarama Joshi, Mrs. Indirabai Manohar Panandikar and her husband Mr. Manohar Vasant Panandikar, Mrs. Rajanibai Vishwanath Karapurkar and her husband Mr. Vishwanath Mukund Karapurkar, Mr. Vilas Vitola Naique (unmarried), all as Vendors sold the Said **Plot No. 7** admeasuring **550 sq. mts.** to Mr. Antonio Caetano Carnelio Fernandes as Purchaser.

Said Plot No. 7 is BOUNDED AS UNDER

North: By the access road of 6 mts and 3 mts width proposed to be open

South: By the sub plot no. 6 and Municipal road

East: By the Municipal road and the said access road of 6 mts.

West: By the property "Palmar D Joao"

7. Mutation had been carried out in the name of said Mr. Antonio Caetano Carnelio Fernandes with regard to Said **Plot No..7** (originally admeasuring 550 sq. mts. which on site was found to be admeasuring **644 sq. mts.**) and his name according was added to the occupants column of Form I and XIV pertaining to **Survey no. 6/15 of village Murda.**

8. **Conversion Sanad dated 03/03/1981** under No. RB/CNV/149/81 issued by the office of the Dy. Collector Sub Division office, Panaji Goa for conversion of land



surveyed under Survey No. 6/15 (part) of Murda Village for an area admeasuring 516 sq. mts. (which area of land is used for construction) for Residential use only.

9. Said Mr. Antonio Caetano Carnelio Fernandes alias Anton Caitan Fernandes alias Antonio Caetano Comelio Fernandes alias Antonio Caetano Carmelio Fernandes was married to Mrs. Laura Francisca Monteiro, under the regime of Communion of assets as is applicable in the State of Goa.

10. Said Antonio Caetano Carnelio Fernandes alias Anton Caitan Fernandes alias Antonio Caetano Comelio Fernandes alias Antonio Caetano Carmelio Fernandes expired on 09/05/1995, without leaving any will or disposition of his last wish but leaving behind his widow Mrs. Laura Francisca Monteiro as his moiety holder and half sharer and his following children as his sole and universal legal heirs:

- i. Mrs. Celia Emerica Fernandes married to Dr. Joao Carlos Filipe De Mello
- ii. Mrs. Edit Celina Fernandes married to Dr. Julio Pedro Xavier de Boadita Ferrao
- iii. Mr. Joao Domingos Antonio Fernandes married to Mrs. Catherine Cyrilla Mendes
- iv. Mr. Raul Francisco Antonio Fernandes (unmarried)
- v. Mr. Oswaldo Anjos Antonio Fernandes married to Mrs. Darlene Dorothy Gemma Gomes

The above legal heirs are confirmed vide **Deed of**



Qualification of Heirs dated 09/12/2019 drawn in the office of the Civil Registrar-cum-sub registrar and special Notary Ex-officio, Tiswadi Goa recorded at Folio 88v to 90 of Deed Book No. 742.

11. Said Joao Domingos Antonio Fernandes expired on 13/07/2020 without making any will or any disposition of his last wish, leaving behind his widow Mrs. Catherine Cyrilla Fernandes alias Catherine Cyrilla Mendes e Fernandes alias Catherine C. Fernandes and his following children as his sole and universal legal heirs:

- i. Ms. Clarissa Pasquella Fernandes (major and unmarried)
- ii. Ms. Tamara Sergia Fernandes (major and unmarried)
- iii. Ms. Laura Hyacinth Fernandes (major and unmarried)

The above legal heirs are confirmed vide **Deed of Succession dated 25/09/2020** drawn in the office of the Civil Registrar-cum-sub Registrar and Special Notary Ex-Officio, Tiswadi Goa recorded at folio 57 to 59 of Deed Book No. 745.

12. The above said co-owners, being the legal heirs of the said deceased Late. Antonio Caetano Carnelio Fernandes alias Anton Caitan Fernandes alias Antonio Caetano Comelio Fernandes alias Antonio Caetano Carmelio Fernandes and Late. Joao Domingos Antonio Fernandes had constructed a structure in the said plot and the said old structure bears Village Panchayat House. No. 225/1.

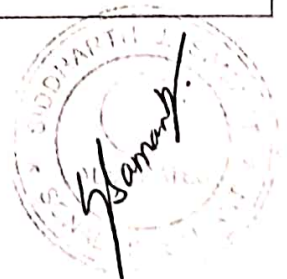


13. Vide **Deed of Sale dated 28/12/2020** registered in the office of Sub-Registrar of Ilhas, Tiswadi under Document Serial No. 2021-PNJ-52 in Book-1, Document Registration No. PNJ-1-50-2021 dated 08/01/2021, said Mrs. Laura Fernandes alias Laura Fernandes Monteiro alias Laura Francisca Monteiro alias Laura Francisca Monteiro E Fernandes (widow of Late. Antonio Caetano Carnelio Fernandes), Mrs. Celia Emerica Fernandes E Demelo alias Demello Celia Emerica alias Celia Emerica Fernandes alias Celia Fernandes E D'Mello and her husband Dr. Joao Carlos Filipe Demello alias Demello Joao Carlos F alias Joao Carlos D'Mello alias Joao Carlos Filipe De Mello, Mrs. Edith Celina Ferrao alias Edith Celina Fernandes Ferrao alias Edith Fernandes E Ferrao alias Edit Celina Fernandes alias Edith Celina Fernandes and her husband Dr. Julio Pedro Xavier de Boadita Ferrao alias Julio Ferrao, Mr. Raul Francisco Antonio Fernandes alias Raul Fernandes (unmarried), Mr. Oswald Anjos Fernandes alias Oswaldo Anjos Fernandes alias Oswaldo Anjos Antonio Fernandes alias Oswaldo Anjos Antonio Fernandes and his wife Mrs. Darlene Dorothy Fernandes alias Darlene Dorothy Gemma Gomes alias Darlene Dorothy Geroma Gomes E Fernandes, Mrs. Catherine Cyrilla Fernandes alias Catherine Cyrilla Mendes e Fernandes alias Catherine C. Fernandes alias Catherine Cyrilla Mendes (widow of Late. Joao Domingos Antonio Fernandes), Ms. Clarissa Pasquella Fernandes (spinster), Ms. Tamara Sergia Fernandes alias



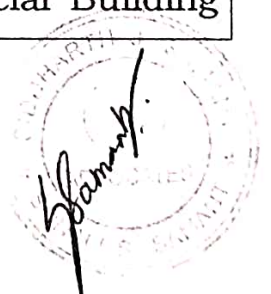
Tamara S Fernandes (spinster) and Ms. Andrea Laura Hyacinth Fernandes alias Andrea Fernandes (spinster), all as Vendors sold the Said **Plot No. 7** admeasuring **644 sq. mts.** **along with the house constructed therein** to **MR. ABDUL KHAN** as Purchaser.

14. In **Deed of Sale dated 28/12/2020** said Mrs. Laura Fernandes alias Laura Fernandes Monteiro alias Laura Francisca Monteiro alias Laura Francisca Monteiro E Fernandes (widow), Mrs. Celia Emerica Fernandes E Demelo alias Demello Celia Emerica alias Celia Emerica Fernandes alias Celia Fernandes E D'Mello and her husband Dr. Joao Carlos Filipe Demello alias Demello Joao Carlos F alias Joao Carlos D'Mello alias Joao Carlos Filipe De Mello, Mrs. Edit Celina Ferrao alias Edit Celina Fernandes Ferrao alias Edit Fernandes E Ferrao alias Edit Celina Fernandes alias Edith Celina Fernandes and her husband Dr. Julio Pedro Xavier de Boadita Ferrao alias Julio Ferrao, Mr. Raul Francisco Antonio Fernandes alias Raul Fernandes (unmarried), Mr. Oswald Anjos Fernandes alias Oswaldo Anjos Fernandes alias Oswaldo Anjos Antonio Fernandes alias Oswaldo Anjos Antonio Fernandes and his wife Mrs. Darlene Dorothy Fernandes alias Darlene Dorothy Gemma Gomes alias Darlene Dorothy Geroma Gomes E Fernandes, are all represented by their duly constituted attorney Mrs. Catherine Cyrilla Fernandes alias Catherine Cyrilla Mendes e Fernandes alias Catherine C. Fernandes alias Catherine



Cyrilla Mendes (widow of Late. Joao Domingos Antonio Fernandes) vide **Power of Attorney dated 08/10/2020** executed before Notary Adv. Damodar M. Dhond under Serial No. 507/2020 dated 08/10/2020.

15. **MR. ABDUL KHAN** has carried out mutation and his name appears in occupants column of **Form I & XIV** pertaining to Survey No. 6/15 of Village Murda under mutation entry no. 36213 for an area admeasuring 644 sq. mts.
16. Said **MR. ABDUL KHAN** with the intention of construction of Residential cum Commercial Building in the said **Plot No. 7** admeasuring **644 sq. mts**, has obtained necessary permissions and approvals from the concerned authorities:
 - i. **Technical Clearance Order dated 19/08/2021** under Ref. No. TIS/10028/MUR/TCP/2021/1468 issued by the office of Town & Country Planning Department, Panaji Goa to carry out construction of Residential cum Commercial Building in Survey No. 6/15 of Village Murda.
 - ii. **Approved Plan dated 19/08/2021** under Ref. No. TIS/10028/MUR/TCP/2021/1468 issued by the office of Town & Country Planning Department, Panaji Goa.
 - iii. **Construction Licence dated 08/10/2021** under No. VP/MER/1180/2021-22 issued by the office of Village Panchayat of Mercas, Tiswadi Goa to carry out construction of Residential cum Commercial Building



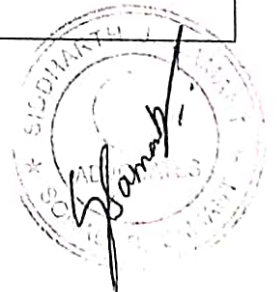
in Survey No. 6/15 of Village Murda which is valid for the period of **THREE YEARS**.

17. Based upon the documents produced and the searches conducted I opine that **MR. ABDUL KHAN** has an absolute, clear and marketable title to all that said plot of land bearing **Plot No. 7** known as "**DON JOAO**" alias "**PERI BHAT**" also known as "**D.JOAO**" alias "**DOM JOAO**" admeasuring **644 sq. mts.** and presently surveyed under Survey No. 6/15 of Village Murda, Village Panchayat of Mercês, **along with the Residential cum Commercial Building to be constructed therein**, in the Village Murda, within the limits of Village Panchayat of Mercês, Taluka and Sub District of Tiswadi, District of North Goa in the State of Goa.



LIST OF PHOTOCOPIES OF DOCUMENTS VERIFIED

- 1. Construction Licence dated 08/10/2021** under No. VP/MER/1180/2021-22 issued by the office of Village Panchayat of Mercedes, Tiswadi Goa.
- 2. Approved Plan dated 19/08/2021** under Ref. No. TIS/10028/MUR/TCP/2021/1468 issued by the office of Town & Country Planning Department, Panaji Goa.
- 3. Technical Clearance Order dated 19/08/2021** under Ref. No. TIS/10028/MUR/TCP/2021/1468 issued by the office of Town & Country Planning Department, Panaji Goa.
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- 6. Deed of Sale dated 28/12/2020** registered in the office of Sub-Registrar of Ilhas, Tiswadi under Document Serial No. 2021-PNJ-52 in Book-1, Document Registration No. PNJ-1-50-2021 dated 08/01/2021.
- 7. Deed of Succession dated 25/09/2020** drawn in the office of the Civil Registrar-cum-sub Registrar and Special Notary Ex-Officio, Tiswadi Goa recorded at folio 57 to 59 of Deed Book No. 745
- 8. Deed of Qualification of Heirs dated 09/12/2019** drawn in the office of the Civil Registrar-cum-sub registrar and special Notary Ex-officio, Tiswadi Goa recorded at Folio 88v to 90 of Deed Book No. 742.



- 9. Conversion Sanad dated 03/03/1981** under No. RB/CNV/149/81 issued by the office of the Dy. Collector Sub Division office, Panaji Goa.
- 10. Deed of Conveyance dated 20/11/1965** registered in the office of Sub-Registrar of Ilhas, Tiswadi under Reg. No. 14 at pages 61 to 68 of Book No. I, Volume No. 1 dated 13/12/1965.
- 11. Public Deed of Declaration of Heirship dated 06/11/1965** executed before Notary Antonio Orlando Lobo at pages 36-39 of Book No. 592 in the Judicial Division of Ilhas de Goa
- 12. Description no. 20921 at pages 37 of Book B-56 (new).**



CERTIFICATE

I have examined the photocopies of documents referred to in the Opinion, given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I do not find anything adverse which would prevent the Title holders from selling the said property in question.

LATEST NIL ENCUMBRANCE CERTIFICATE TO BE OBTAINED.

I certify that **MR. ABDUL KHAN**, has an absolute, clear and marketable title to all that said plot of land bearing **Plot No. 7** known as "**DON JOAO**" alias "**PERI BHAT**" also known as "**D.JOAO**" alias "**DOM JOAO**" admeasuring **644 sq. mts.** and presently surveyed under Survey No. 6/15 of Village Murda, Village Panchayat of Mercês, **along with the Residential cum Commercial Building to be constructed therein**, in the Village Murda, within the limits of Village Panchayat of Mercês, Taluka and Sub District of Tiswadi, District of North Goa in the State of Goa being part of the larger property described in the land registration office under no. 20921 at pages 37 of Book B-56 (new) and Matriz Predial No. 249 and the

Said Plot No. 7 is BOUNDED AS UNDER



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South: By the sub plot no. 6 and Municipal road

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West: By the property "Palmar D Joao

Yours faithfully,



Signature of Advocate
ADV. SONALI S. SAMANT
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