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TITLE SEARCH REPORT

17/01/2026

SUB: TITLE REPORT AND LEGAL OPINION AT THE REQUEST OF KESHAVA KIYAAN REALTY, HAVING OFFICE AT PORVORIM, GOA.

PRESENT OWNERS: M/S. TK HORIZON INFRA.

I. DESCRIPTION OF THE PROPERTY:

PROPERTY No.1

All that property known as "**BAINCHEM BATT**", also known as "**BAIMCHEM BATTA**" also known as "**GORBATA**" as per the new survey records of rights, situated within the limits of the Village Panchayat of Marra-Pilerne, Bardez, Taluka, District North and State of Goa, bearing Survey No.35/2 of Village Marra, totally admeasuring an area of 200 sq. mts., which property is not found described in the Land Registration office but found registered in the Land Revenue Office under Matriz No. 324, 590 and 592 and which is bounded as under:-

North: By the road;

South: By the property bearing survey No.35/4-C;

East: By the property bearing survey No.35/4-C;

West: By the property bearing survey No.35/1.



PROPERTY No. 2

All that property known as "**BAINCHEM BATT**", also known as "**BAIMCHEM BATT**" also known as "**GORBATA**" as per the new survey records of rights, situated within the limits of the Village Panchayat of Marra-Pilerne, Bardez, Taluka, District North and State of Goa, bearing Survey No.35/4-C of Village Marra, totally admeasuring an area of 1295 sq. mts., which property is found described in the Land Registration office under No.17256 and found registered in the Land Revenue Office under Matriz No. 592 and which is bounded as under:-

North: Partly by Road, Partly by property bearing survey No.35/2 and Partly by property bearing survey No.35/1;
South: By property bearing Survey No.35/5-A;
East: By property bearing Survey No.35/4(part);
West: By property bearing Survey No.36/8.

(The property bearing Survey No. 35/2 of Village Marra-Pilerne shall hereinafter be referred to as the "**SAID PROPERTY No.1**" and the property bearing Survey No. 35/4-C of Village Marra-Pilerne shall hereinafter be referred to as the "**SAID PROPERTY No.2**".)

(Said Property No.1 and Said Property No.2 shall hereinafter jointly be referred to as the "**SAID PROPERTIES**")

II. DOCUMENTS EXAMINED

Documents Examined for said property No.1 **(Photocopies only.)**

1. Deed of Sale dated 03/07/1972, duly registered under Registration No.538 at pages 107 to 111 of Book No.1, Vol. No.69 dated 19/09/1972.



2. Deed of Sale dated 12/02/1998, which is registered before the office of the Sub Registrar of Bardez at Mapusa under No. 317198 at pages 57 to 71, Book No.I, Vol. No.659 dated 12/02/1998.

3. Deed of Succession dated 30/03/2009, recorded at pages 12 reverse to 14 reverse of Book No.22 on 30/03/2009.

4. Port. Civil Misc. Application No.90/09/C filed before the Court of Civil Judge Senior Division at Mapusa, Goa.

5. Deed of Sale dated 18/12/2009, duly registered before the sub registrar of Bardez under No.2808 at pages 94 to 107, Book No.I, Volume No.2920 on 28/12/2009.

6. Computerized Form I and XIV in respect of Survey No. 35/4-C of village Marra-Pilerne, Bardez, Goa.

7. Zoning Information bearing Ref. No. BAR/245/Zoning/MAR/TCP/2025 dated 07/12/2025, issued by the Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa.

Documents Examined for said property No.2
(Photocopies only.)

1. Inscription No.5881 along with English Translation issued from the Office of the Archives Department.

2. Description No.1243 of Book B-1 (New) at folios 99 along with English Translation issued from the Office of the Archives Department.



3. Public deed of pure sale, obligation and release dated 03/12/1899.
4. Deed of Relinquishment of rights and Succession drawn on 09/08/1989, recorded at folio 91 onwards of Deed Book No.740 & 741 before the Office of the Civil Registrar-Cum-Sub Registrar, Bardez, Goa.
5. Deed of Relinquishment dated 10/08/1988, duly registered under No.24/89 filed in Book No.4, Volume 4 dated 20/07/1989.
6. Deed of Sale dated 09/09/1987, duly registered under No.665/88 of Book No.1, Volume No.28 dated 26/09/1988.
7. Order dated 06/11/1987 passed by the Town and Country Planning Department.
8. Agreement dated 29/11/1988.
9. Deed of Sale dated 13/03/1995, duly registered under No.2805 at pages 44 to 59, Book No.I, Volume No.2920 dated 28/12/2009.
10. Deed of Succession dated 30/03/2009, recorded at pages 12 reverse to 14 reverse of Book No.22 on 30/03/2009.
11. Port. Civil Misc. Application No.90/09/C before the Court of Civil Judge Senior Division at Mapusa.
12. Deed of Sale dated 18/12/2009, duly registered before the sub registrar of Bardez under No.2805 at pages 44 to 59, Book No.I, Volume No.2920 on 28/12/2009.



13. Order dated 06/11/1987 passed by the Town and Country Planning Department.

14. Partition Order passed by Court of the Deputy Collector Bardez-II at Mapusa -Goa for survey No.35/4-C of village Marra-Pilerne, Bardez, Goa.

15. Deed of Sale dated 26/09/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-5227-2024, Book 1 Document, on 30/09/2024.

16. Computerized Form I and XIV in respect of Survey No. 35/4-C of village Marra-Pilerne, Bardez, Goa.

17. Zoning Information bearing Ref. No. BAR/244/Zoning/MAR/TCP/2025 dated 07/12/2025, issued by the Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa.

III. TITLE REPORT:

I have carefully examined the documents mentioned herein above in para II in respect of the **SAID PROPERTY NO.1** and from the same it transpires as follows:

That the entire property known as "**BAINCHEM BATT**", also known as "**BAIMCHEM BATT**" also known as "**GORBATA**", situated at Marra village (Pilerne) Taluka and sub-district of Ilhas, State of Goa comprises of survey No.14/4, 15/8 and 35/2 and prior to the promulgation of Survey Records in terms of Land Revenue Code 1968, was owned and possessed by Vivienne Peter Viegas alias Viviana Viegas.



Based on the abovementioned facts it shows that Vivienne Peter Viegas alias Viviana Viegas is the owner in possession of the said larger property No.1 for a period of more than 53 years.

The entire property was purchased by Vivienne Peter Viegas alias Viviana Viegas from Alex Theotonio D'Mello and his wife Anne Kirsten D'Mello and Blanche Expectacao D'Mello in the status of spinster vide Deed of Sale dated 03/07/1972, duly registered under Registration No.538 at pages 107 to 111 of Book No.1, Vol. No.69 dated 19/09/1972.

By virtue of Deed of Sale dated 12/02/1998, which is registered before the office of the Sub Registrar of Bardez at Mapusa under No. 317198 at pages 57 to 71, Book No.I, Vol. No.659 dated 12/02/1998, Viviana Viegas alias Vivienne Viegas sold Plot C admeasuring 200 sq. mts bearing survey No.35/2 to M/s Josema Builders.

Vide Deed of Succession dated 30/03/2009, recorded at pages 12 reverse to 14 reverse of Book No.22 on 30/03/2009, Zulema Santana Gonsalves proprietor of M/s Josema Builders expired on 23/05/2007 and her husband Joseph Teofilo Gonsalves expired on 28/02/2007, leaving behind the following children namely (1) Zaneta Joscelyn Gonsalves and (2) Zerlina Vania Gonsalves were declared as the testamentary legal heirs upon the death of Joseph Teofilo Gonsalves and Zulema Santana Gonsalves.

Zerlina Vania Gonsalves being minor at that time, her sister Zaneta Joscelyn Gonsalves filed an application for appointment of Guardianship under Port. Civil Misc. Application No.90/09/C before the Court of Civil Judge Senior Division at Mapusa for permission to sell her



share in the said properties and by virtue of Order dated 20/11/2009 permission was granted to sell her share in the said properties.

Vide Deed of Sale dated 18/12/2009, duly registered before the sub registrar of Bardez under No.2808 at pages 94 to 107, Book No.I, Volume No.2920 on 28/12/2009, Zaneta Joscelyn Gonsalves and Zerlina Vania Gonsalves sold Plot C admeasuring 200 sq. mts to Mr. John Savio Gonsalves.

Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa issued Zoning Information bearing Ref. No.BAR/245/Zoning/MAR/TCP/2025 dated 07/12/2025, states that the property bearing survey No.35/2 of village Marra-Pilerne admeasuring 200 sq. mts., falls in "Settlement Zone".

I have carefully examined the documents mentioned herein above in para II in respect of the **SAID PROPERTY NO.2** and from the same it transpires as follows:

The larger property No.2 originally belonged to Joaquim Francisco de Noronha and his wife Adriana Filomena de Sousa.

That the larger property No.2 is inscribed in favour of Joaquim Francisco de Noronha and his wife Adriana Filomena de Sousa having purchased half of the property described under Description No.1243 of Book B-1 (New) at folios 99 from Baptista Antonio Maria de Nornha and his wife Maria Lourina de Sousa vide Public deed of pure sale, obligation and release dated 03/12/1899.



Upon perusal of Deed of Relinquishment of rights and Succession drawn on 09/08/1989, recorded at folio 91 onwards of Deed Book No.740 & 741 before the office of the civil registrar-cum-sub registrar, Bardez, it is observed that said Adriana Filomena de Souza alias Adriana Filomena de Souza e Noronha expired on 13/02/1905, without leaving any will or any deposition of her last wishes but leaving behind her half sharer and moiety holder her husband Joaquim Francisco Noronha and her only son namely Andrew Luis Noronha were declared as testamentary surviving heir of late Adriana Filomena de Souza alias Adriana Filomena de Souza e Noronha.

That Joaquim Francisco Noronha expired on 15/11/1940, without leaving any will or any deposition of her last wishes but leaving behind his only son namely Andrew Luis Noronha married to Candida Pereira alias Candida Pereira e Noronha were declared as testamentary surviving heir of late Joaquim Francisco Noronha.

That said Andrew Luis Noronha expired on 25/11/1946, without leaving any will or any deposition of her last wishes but leaving behind his half sharer and moiety holder his widow Candida Pereira alias Candida Pereira e Noronha and his children namely; (1) Tony Anthony Noronha married to Monica Abreu alias Monica Noronha, (2) Filomena Isidia Noronha alias Florie Abreu married to Joseph Abreu, (3) Blanche Maria Noronha alias Blanche Fortes married to Gilbert Fortes, (4) Joaquim Jose Francisco Noronha alias Joaquim Noronha married to Lira Noronha and (5) Janita Albertina Noronha alias Janet Vaz married to Orlando Vaz were declared as testamentary surviving heir of late Andrew Luis Noronha.



That said Candida Noronha expired on 10/02/1974, without leaving any will or any deposition of her last wishes but leaving behind her children namely; (1) Tony Anthony Noronha married to Monica Abreu alias Monica Noronha, (2) Filomena Isidia Noronha alias Florie Abreu married to Joseph Abreu, (3) Blanche Maria Noronha alias Blanche Fortes married to Gilbert Fortes, (4) Joaquim Jose Francisco Noronha alias Joaquim Noronha married to Lira Noronha and (5) Janita Albertina Noronha alias Janet Vaz married to Orlando Vaz were declared as testamentary surviving heir of late Candida Noronha.

That said Tony Anthony Noronha expired on 25/02/1988, without leaving any will or any deposition of her last wishes but leaving behind his half sharer and moiety holder his widow Monica Abreu alias Monica Noronha and his 4 children namely; (1) Michelle Nornha, spinster, (2) John Andrew Walter Noronha, bachelor, (3) Marlene Blanche Valentina Noronha, spinster, (4) Luis Christopher Nornha, bachelor, were declared as testamentary surviving heir of late Tony Anthony Noronha.

That said Filomena Egidia Noronha alias Florie Abreu and her husband Joseph Abreu, Blanche Maria Noronha alias Blanche Fortes and her husband Gilbert Fortes, Joaquim Jose Francisco Noronha alias Joaquim Noronha and his wife Lira Noronha, Janita Albertina Noronha alias Janet Vaz and her husband Orlando Vaz, Michelle Noronha, John Andrew Walter Noronha alias John Noronha, Marlene Blanche Valentina Noronha alias Marlene Noronha and Luis Christopher Noronha alias Luis Noronha relinquish in favour of other c-heirs, all their rights that they had to the inheritance of their great



grand mother, great grand mother-in-law, great grand father, great grand father-in-law.

Upon perusal of Deed of Relinquishment dated 10/08/1988, duly registered under No.24/89 filed in Book No.4, Volume 4 dated 20/07/1989, said Florie Abreo, Joseph Abreo, Blanche Fortes, Gilbert Fortes, Joaquim Noronha, Lira Noronha, Janet Vaz, Orlando Vaz, Michelle Noronha, John Noronha, Marlene Noronha and Luis Noronha renounced all their rights in the said property in favour of remaining co-owners. That subsequent to this deed the property devolved unto the only legal heir i.e Monica Noronha.

That said Monica Noronha purchased another property admeasuring 400 sq. mts bearing survey No.35/3 of village Marra-Pilerne, which property is described under Description No.1243 of Book B-1 (New) at folios 99 from Savio Nunes vide Deed of Sale dated 09/09/1987, duly registered under No.665/88 of Book No.1, Volume No.28 dated 26/09/1988.

That said Monica Noronha amalgamated the properties bearing survey Nos.35/3 and 35/4 of village Marra-Pilerne into one property and further the amalgamated property allotted survey No.35/4 was subdivided into Plot A, B, C and D vide Order dated 06/11/1987 passed by the Town and Country Planning Department.

Vide Agreement dated 29/11/1988, said Monica Noronha agreed to sell Plot D admeasuring 1295 sq. mts to Mr. Joseph Teofilo Gonsalves, so also an advance amount was paid to Monica Noronha and a flat value of Rs.1,50,000/- was agreed to be built and allotted to said Monica Noronha.



Due to financial difficulties the proposed construction could not be completed and the agreed flat could not be transferred in favour of Monica Noronha in terms of the agreement.

That upon the death of said Joseph Teofilo Gonsalves, his legal heirs through their proprietorship concern namely M/s TK Horizon Infra purchased Plot D admeasuring 1295 sq. mts from the amalgamated property bearing survey No.35/3 and 4 from Mrs. Monica Noronha in the status of widow vide Deed of Sale dated 13/03/1995, duly registered under No.2805 at pages 44 to 59, Book No.I, Volume No.2920 dated 28/12/2009.

Vide Deed of Succession dated 30/03/2009, recorded at pages 12 reverse to 14 reverse of Book No.22 on 30/03/2009, Zulema Santana Gonsalves proprietor of M/s Josema Builders expired on 23/05/2007 and her husband Joseph Teofilo Gonsalves expired on 28/02/2007, leaving behind the following children namely (1) Zaneta Joscelyn Gonsalves and (2) Zerlina Vania Gonsalves were declared as the testamentary legal heirs upon the death of Joseph Teofilo Gonsalves and Zulema Santana Gonsalves.

Zerlina Vania Gonsalves being minor at that time, her sister Zaneta Joscelyn Gonsalves filed an application for appointment of Guardianship under Port. Civil Misc. Application No.90/09/C before the Court of Civil Judge Senior Division at Mapusa for permission to sell her share in the said properties and Vide Order dated 20/11/2009 permission was granted to sell her share in the said properties.



Vide Deed of Sale dated 18/12/2009, duly registered before the sub registrar of Bardez under No.2805 at pages 44 to 59, Book No.I, Volume No.2920 on 28/12/2009, Zaneta Joscelyn Gonsalves and Zerlina Vania Gonsalves sold Plot D admeasuring 895 sq. mts to Mr. John Savio Gonsalves.

Vide Judgment and Order dated 25/02/2013, an area of 1295 sq. mts was partitioned under partition suit bearing No.15/214/2012/PART/LAND/DC-II in the Court of the Deputy Collector Bardez-II at Mapusa -Goa and obtained a separate sub-division bearing survey No. 35/4-C.

By virtue of Deed of Sale dated 26/09/2024, duly registered before the sub-registrar of Bardez under No. BRZ-1-5227-2024, Book 1 Document, on 30/09/2024, said John Savio Gonsalves and his wife Sarika John Gonsalves sold the said properties to M/s TK Horizon Infra.

That M/s TK Horizon Infra mutated its name on Form I and XIV against mutation entry No. 99185.

Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa issued Zoning Information bearing Ref. No. BAR/244/Zoning/MAR/TCP/2025 dated 07/12/2025, states that the property bearing survey No.35/4-C of village Marra-Pilerne admeasuring 1,295 sq. mts falls in "Settlement Zone".

I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices,



which would adversely affect the title of M/s TK Horizon Infra in respect of the SAID PROPERTIES.

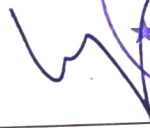
LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken of property admeasuring 200 sq. mts., bearing Survey No. 35/2 and property admeasuring 1295 sq. mts., bearing Survey No. 35/4-C of village Marra, I do hereby certify as under:

- a. That the title of above named owner to the SAID PROPERTIES are clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the SAID PROPERTIES.

Thanking you.

Yours truly,



(Mrs. Gauri Sarvankar)
Advocate