

M. P. MULGAONKAR
ADVOCATE
HIRA, NEAR HOLY FAMILY CHURCH,
ALTO - PORVORIM, BARDEZ -GOA

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TITLE CERTIFICATE

Mr. Dinesh Suresh Dhanwani, resident of Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002 submitted for my scrutiny following documents in respect of property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, surveyed under survey no. 94 sub-division no. 3-A of Marra village in order to prepare this title certificate.

DESCRIPTION OF THE PROPERTY

All that property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, within the limits of Pilerne-Marra Village Panchayat, neither described in Land Registration Office nor enrolled in Taluka Revenue office and surveyed under survey no. 94 sub-division no. 3-A of Marra village and bounded on the east by property surveyed under survey no. 94/3, on the west by property surveyed under survey no. 94/2, on the north by property surveyed under survey no. 95 and on the south by public road.

DESCRIPTION OF DOCUMENTS SCRUTINISED

M. P. Mulgaonkar

1. Copy of Deed of Notarial Justification dated 11-07-1963 drawn in the office of Notary Public of Judicial Division of Bardez Mr. Camilo Manuel Antonio Henrique do Rosario e Souza in Book no. 640 at page 18 onwards.
2. Deed of Sale dated 04-05-1976 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 382 at pages 297 to 302 of Book No. I Volume 100 dated 22-05-1976.
3. Deed of Sale dated 31-01-1993 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 794/93 filed in Book I dated 09-06-1993.
4. Copy of Inventory Proceedings No. 113/1996 filed in the Court of Civil Judge Senior Division at Mapusa.
5. Copy of case filed by Salino Anthony Fernandes alias Marcus Max Fernandes under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the property surveyed under survey no. 94 sub-division no. 3 of Marra village and Order dated 13-07-2015 passed in the said case.
6. Copy of Form I & XIV of Survey no. 94 sub-division no. 3-A of Marra village in which the name of Salino Anthony Fernandes alias Marcus Max Fernandes is recorded in the column of Occupant.
7. Deed of Sale dated 21-01-2021 registered in the Office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-1-267-2021 on 21-01-2021.
8. Copy of Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village dated 22-02-2021.
9. Survey plan of Survey no. 94 sub-division no. 3-A of Marra village issued by Inspector of Survey & Land Records, Mapusa, Goa.

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10. Copy of Conversion Sanad dated 13-07-2021 issued by Deputy Collector & S.D.M. Mapusa, Goa in respect of property surveyed under survey no. 94/3-A of Marra village.
11. Copy of Technical clearance order dated 26-10-2021 issued by Town and Country Planning Department, Mapusa.
12. Copy of NOC dated 21-12-2021 issued by Assistant Engineer, PWD, Porvorim, Bardez, Goa.
13. Copy of NOC dated 21-12-2021 issued by Assistant Engineer, Electricity Department, Porvorim, Bardez, Goa
14. Copy of construction licence dated 20-01-2022 issued by Village Panchayat of Pilerne-Marra.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa.

By Deed of Notarial Justification dated 11-07-1963 drawn in the office of Notary Public of Judicial Division of Bardez Mr. Camilo Manuel Antonio Henrique do Rosario e Souza in Book no. 640 at page 18 onwards, Manuel Salvador De Souza and his wife Maria Tereza Saldanha became lawful owners in possession of the property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa.

By Deed of Sale dated 04-05-1976 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 382 at pages 297 to 302 of Book No. I Volume 100 dated 22-05-1976, the said Manuel Salvador De Souza and

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his wife Maria Tereza Saldanha sold a part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa admeasuring 2222.40 square metres in equal parts to Narayan Shabi Agarwadekar and Krishnanath Vassu Malvankar.

By Deed of Sale dated 31-01-1993 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 794/93 filed in Book I dated 09-06-1993, the said Krishnanath Vassu Malvankar and his wife Radhabai Krishnanath Malvankar and the said Narayan Shabi Agarwadekar and his wife Laxmi Laxmi Narayan Agarwadekar sold part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa situated at Marra, Pilerne, Bardez, Goa surveyed under survey no. 94 sub-division no. 3 of Marra village jointly to Mrs. Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes and the names of the said Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes were recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village.

As per recital of the said sale deed dated 31-01-1993, it was agreed between the Purchasers Luciana D'Souza and Perpetina Georgina Arcanjela Fernandes that after the purchase they will partition the property purchased by them by said sale deed dated 31-01-1993 into two halves, one half towards the east will be owned and possessed by the Purchaser Luciana D'Souza and the other half towards the west will be owned and possessed by the Purchaser Perpetina Georgina Arcanjela Fernandes.

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The said Perpetina Georgina Arcanjela Fernandes expired on 12-05-1996 and after her death her husband Salino Anthony Fernandes alias Marcus Max Fernandes filed Inventory Proceedings no. 113/1996 in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by his wife and half of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa situated at Marra, Pilerne, Bardez, Goa surveyed under survey no. 94 sub-division no. 3 of Marra village was listed under Item no. 1 in the description of assets and was allotted to her husband Salino Anthony Fernandes alias Marcus Max Fernandes by Order dated 30-01-1997 passed in the said Inventory Proceedings as he was the only heir with right to the assets left by his deceased wife.

The said Salino Anthony Fernandes alias Marcus Max Fernandes thereafter filed case under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the said property bearing survey no. 94 sub-division no. 3 of Marra village and the Deputy Collector & S.D.O. Mapusa by Order dated 13-07-2015 passed in the said case confirmed the partition carried out by Inspector of Survey & Land Records, City Survey Mapusa and as per the said partition the plot of the said property allotted to the said Salino Anthony Fernandes alias Marcus Max Fernandes is admeasuring 1025 square metres and is surveyed under survey no. 94 sub-division no. 3-A of Marra village and the name of Salino Anthony Fernandes alias Marcus Max Fernandes is recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division 3-A of Marra village and the plot of the said property allotted to Luciana D'Souza is admeasuring 1025 square metres and is surveyed under survey no. 94 sub-division no. 3 of Marra village and the name of Luciana

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D'Souza is recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division 3 of Marra village.

After the death of his wife Perpetina Georgina Arcanjela Fernandes, the said Salino Anthony Fernandes alias Marcus Max Fernandes got remarried to Arlene Fernandes and on account of her marriage with Salino Anthony Fernandes alias Marcus Max Fernandes the said Arlene Fernandes acquired right to the said property bearing survey no. 94/3-A of Marra village.

By Deed of Sale dated 21-01-2021 duly registered in the office of Sub-Registrar Bardez Book 1 Document Registration Number BRZ-1-267-2021 on 21-01-2021, the said Salino Anthony Fernandes alias Marcus Max Fernandes and his wife Arlene Fernandes sold the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa and surveyed under survey no. 94 sub-division no. 3-A of Marra village to Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani in equal shares and the names of Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani are recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division no. 3-A of Marra village.

Deputy Collector & S.D.M. Mapusa, Goa has issued Conversion Sanad dated 13-07-2021 for the property bearing survey no. 94/3-A situated at Marra village admeasuring 1025 square metres.

Town and Country Planning Department, Mapusa has issued Technical clearance order dated 26-10-2021 for amalgamation of properties and construction of residential buildings in properties bearing Survey nos.

M.P. Mulgaonkar

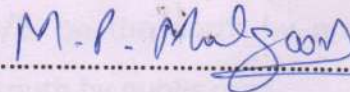
94/3 and 94/3-A of Marra village and Assistant Engineer, PWD, Porvorim, Bardez, Goa has issued NOC dated 21-12-2021 and Assistant Engineer, Electricity Department, Porvorim, Bardez, Goa has issued NOC dated 21-12-2021 for construction of residential buildings in the properties bearing Survey nos. 94/3 and 94/3-A of Marra village and Village Panchayat of Pilerne-Marra has issued construction licence dated 20-01-2022 for amalgamation of the said properties bearing survey nos. 94/3 and 94/3-A and construction of buildings in the said properties.

OPINION

The above documents scrutinized by me traces the title of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa from the year 1963 i. e. for last more than 57 years and after careful scrutiny of the above documents, I am of the opinion that Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani have a clear and marketable title to the property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, within the limits of Pilerne-Marra Village Panchayat and surveyed survey under survey no. 94 sub-division no. 3-A of Marra village.

Alto Porvorim, Goa

Date:- 03-02-2022


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M. P. MULGAONKAR

M. P. MULGAONKAR
HIRA, Near Holy Family Church
Alto Porvorim, Goa 403 521

M. P. MULGAONKAR
ADVOCATE
HIRA, NEAR HOLY FAMILY CHURCH,
ALTO - PORVORIM, BARDEZ -GOA

TITLE CERTIFICATE

Mr. Dinesh Suresh Dhanwani, resident of Flat no. 1, Poonam Society, near UMC, near HDFC Bank, Ulhasnagar-3, Thane, Maharashtra 421002 submitted for my scrutiny following documents in respect of property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, surveyed under survey no. 94 sub-division no. 3 of Marra village in order to prepare this title certificate.

DESCRIPTION OF THE PROPERTY

All that property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, within the limits of Pilerne-Marra Village Panchayat, neither described in Land Registration Office nor enrolled in Taluka Revenue office and surveyed under survey no. 94 sub-division no. 3 of Marra village and bounded on the east by property surveyed under survey no. 94/4 and 94/4-A, on the west by property surveyed under survey no. 94/3-A, on the north by property surveyed under survey no. 95 and on the south by public road.

DESCRIPTION OF DOCUMENTS SCRUTINISED

1. Copy of Deed of Notarial Justification dated 11-07-1963 drawn in the office of Notary Public of Judicial Division of Bardez Mr. Camilo

M. P. Mulgaonkar

1. Manuel Antonio Henrique do Rosario e Souza in Book no. 640 at page 18 onwards.
2. Deed of Sale dated 04-05-1976 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 382 at pages 297 to 302 of Book No. I Volume 100 dated 22-05-1976.
3. Deed of Sale dated 31-01-1993 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 794/93 filed in Book I dated 09-06-1993.
4. Copy of Inventory Proceedings No. 113/1996 filed in the Court of Civil Judge Senior Division at Mapusa.
5. Copy of case filed by Salino Anthony Fernandes alias Marcus Max Fernandes under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the property surveyed under survey no. 94 sub-division no. 3 of Marra village and Order dated 13-07-2015 passed in the said case.
6. Copy of Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village in which the name of Luciana D'Souza is recorded in the column of Occupant.
7. Deed of Sale dated 21-01-2021 registered in the Office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-1-277-2021 on 21-01-2021.
8. Copy of Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village dated 22-02-2021.
9. Survey plan of Survey no. 94 sub-division no. 3 of Marra village issued by Inspector of Survey & Land Records, Mapusa, Goa.
10. Copy of Conversion Sanad dated 13-07-2021 issued by Additional Collector III, North Goa District, Mapusa, Goa in respect of property surveyed under survey no. 94/3 of Marra village.

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11. Copy of Technical clearance order dated 26-10-2021 issued by Town and Country Planning Department, Mapusa.
12. Copy of NOC dated 21-12-2021 issued by Assistant Engineer, PWD, Porvorim, Bardez, Goa.
13. Copy of NOC dated 21-12-2021 issued by Assistant Engineer, Electricity Department, Porvorim, Bardez, Goa.
14. Copy of construction licence dated 20-01-2022 issued by Village Panchayat of Pilerne-Marra.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' situated at Marra, Pilerne, Bardez, Goa.

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By Deed of Sale dated 04-05-1976 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 382 at pages 297 to 302 of Book No. I Volume 100 dated 22-05-1976, the said Manuel Salvador De Souza and his wife Maria Tereza Saldanha sold a part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa admeasuring 2222.40 square metres in

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equal parts to Narayan Shabi Agarwadekar and Krishnanath Vassu Malvankar.

By Deed of Sale dated 31-01-1993 duly registered in the office of Sub-Registrar of Ilhas at Panaji under no. 794/93 filed in Book I dated 09-06-1993, the said Krishnanath Vassu Malvankar and his wife Radhabai Krishnanath Malvankar and the said Narayan Shabi Agarwadekar and his wife Laxmi Laxmi Narayan Agarwadekar sold part of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa situated at Marra, Pilerne, Bardez, Goa surveyed under survey no. 94 sub-division no. 3 of Marra village jointly to Mrs. Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes and the names of the said Luciana D'Souza and Mrs. Perpetina Georgina Arcanjela Fernandes were recorded in the column of Occupant in Form I & XIV of Survey no. 94 sub-division no. 3 of Marra village.

As per recital of the said sale deed dated 31-01-1993, it was agreed between the Purchasers Luciana D'Souza and Perpetina Georgina Arcanjela Fernandes that after the purchase they will partition the property purchased by them by said sale deed dated 31-01-1993 into two halves, one half towards the east will be owned and possessed by the Purchaser Luciana D'Souza and the other half towards the west will be owned and possessed by the Purchaser Perpetina Georgina Arcanjela Fernandes.

The said Perpetina Georgina Arcanjela Fernandes expired on 12-05-1996 and after her death her husband Salino Anthony Fernandes alias Marcus Max Fernandes filed Inventory Proceedings no. 113/1996 in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by

M. P. M.

his wife and half of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' situated at Marra, Pilerne, Bardez, Goa situated at Marra, Pilerne, Bardez, Goa surveyed under survey no. 94 sub-division no. 3 of Marra village was listed under Item no. 1 in the description of assets and was allotted to her husband Salino Anthony Fernandes alias Marcus Max Fernandes by Order dated 30-01-1997 passed in the said Inventory Proceedings as he was the only heir with right to the assets left by his deceased wife.

The said Salino Anthony Fernandes alias Marcus Max Fernandes thereafter filed case under Goa Land Revenue Code in the Court of Deputy Collector II at Mapusa to partition the said property bearing survey no. 94 sub-division no. 3 of Marra village and the Deputy Collector & S.D.O. Mapusa by Order dated 13-07-2015 passed in the said case confirmed the partition carried out by Inspector of Survey & Land Records, City Survey Mapusa and as per the said partition the plot of the said property allotted to the said Salino Anthony Fernandes alias Marcus Max Fernandes is admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3-A of Marra village and the name of Salino Anthony Fernandes alias Marcus Max Fernandes is recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division 3-A of Marra village and the plot of the said property allotted to Luciana D'Souza is admeasuring 1025 square metres and surveyed under survey no. 94 sub-division no. 3 of Marra village and the name of Luciana D'Souza is recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division 3 of Marra village

By Deed of Sale dated 21-01-2021 duly registered in the office of Sub-Registrar Bardez Book 1 Document Registration Number BRZ-1-277-2021

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on 21-01-2021, the said Luciana D'Souza and her husband Antonio Joao Desouza sold the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa and surveyed under survey no. 94 sub-division no. 3 of Marra village to Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani in equal shares and the names of Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani are recorded in the column of Occupant in Form I & XIV of survey no. 94 sub-division no. 3 of Marra village.

Additional Collector-III North Goa District has issued Conversion Sanad dated 13-07-2021 for the property bearing survey no. 94/3 situated at Marra village admeasuring 1025 square metres.

Town and Country Planning Department, Mapusa has issued Technical clearance order dated 26-10-2021 for amalgamation of properties and construction of residential buildings in properties bearing Survey nos. 94/3 and 94/3-A of Marra village and Assistant Engineer, PWD, Porvorim, Bardez, Goa has issued NOC dated 21-12-2021 and Assistant Engineer, Electricity Department, Porvorim, Bardez, Goa has issued NOC dated 21-12-2021 for construction of residential buildings in the properties bearing Survey nos. 94/3 and 94/3-A of Marra village and Village Panchayat of Pilerne-Marra has issued construction licence dated 20-01-2022 for amalgamation of the said properties bearing survey nos. 94/3 and 94/3-A and construction of buildings in the said properties.

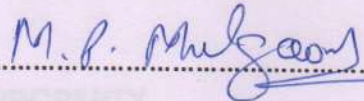
OPINION

M. B. Muf

The above documents scrutinized by me traces the title of the said property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa from the year 1963 i. e. for last more than 57 years and after careful scrutiny of the above documents, I am of the opinion that Dinesh Suresh Dhanwani and Nitesh Vijay Panjwani have a clear and marketable title to the property known as 'SANY BATTA' also known as 'SALEY BATTA' or 'AFORAMENTO' or 'SALICHEM BHAT' admeasuring 1025 square metres situated at Marra, Pilerne, Bardez, Goa, within the limits of Pilerne-Marra Village Panchayat and surveyed survey under survey no. 94 sub-division no. 3 of Marra village.

Alto Porvorim, Goa

Date:- 03-02-2022



M. P. MULGAONKAR

M. P. MULGAONKAR
HIRA, Near Holy Family Church
Alto Porvorim, Goa 403 521

DESCRIPTION OF DOCUMENTS SCRUTINISED

1. Copy of Deed of Notarial Jurisdiction dated 11-07-1963 drawn in the office of Notary Public of Judicial Division of Bardez Mr. Camilo