
TITLE REPORT

To,
VIANAAR INFRA LLP,
Having its registered Office 378,
MMM Road, Amritsar,
Punjab - 143001

To,
OLALIAN ESTATE PVT. LTD,
Having its Office H. No. 325,
Khalap Waddo, Canca Goa,
North Goa - 403510

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

- a) Survey Records Form I & XIV bearing Survey No. 77 Sub-Division No. 3 of Village Assagao, Baredz - Goa.
- b) Registo Do Agremensor
- c) Manual Form I & XIV
- d) Form IX
- e) Form III



- f) Deed of Sale with Quittance of Price dated
08/02/1923
- g) Inventory Proceeding bearing No. 92/2015/F
initiated before the Civil Judge Junior Division
at Mapusa
- h) Judgement and Order dated 31/08/2015 passed
in the said Inventory Proceeding bearing No.
92/2015/F by the Civil Judge Junior Division at
Mapusa
- i) Deed of Sale dated 08/10/2021, registered
before the Sub Registrar of Bardez, Mapusa -
Goa under Registration No. BRZ-1-3770-2021
dated 20/10/2021
- j) Deed of Sale dated 08/10/2021, registered
before the Sub Registrar of Bardez, Mapusa -
Goa under Registration No. BRZ-1-3773-2021
dated 20/10/2021



- k) Deed of Succession dated 09/07/2021
- l) Deed of Succession dated 09/07/2021
- m) Correspondence certificate dated 26/07/2021
issued by S. A. Dhuri, Architect & Govt.
Approved Valuer, Mapusa - Goa
- n) Land Use Zoning Certificate bearing Ref. No.
TPBZ/ZON/8877/ASSG/TCP-2021/3458 dated
23/08/2021 issued by the Senior Town Planner,
Town and Country Planning Department,
Mapusa - Goa
- o) Survey Plan
- p) Old Cadastral Survey Plan
- q) NIL Encumbrance Certificate dated 27/12/2021
bearing No. 2916/2021
- r) NIL Encumbrance Certificate dated 27/12/2021
bearing No. 2917/2021



- s) Certificate dated 22/12/2021 issued by Adv.
Savio Monteiro, Piedade, Divar - Goa

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE I

ALL THAT property known as "**BADEM**", situated at village **Assagao**, within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa and State of Goa, not found described in the Land Registration Office of Bardez neither enrolled in the Land Revenue Office and surveyed in the Record of Rights under survey no. **77/3** of Village Assagao, Bardez - Goa, admeasuring **7,550 sq. mts.**, and is bounded as follows:

- North : By the property surveyed under survey
No. 77/2 of Village Assagao.
- South : By the road of Village Assagao.
- East : By the property surveyed under survey
Nos. 78/1 of Village Assagao.
- West : By the road of Village Assagao.



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

SCHEDULE II

ALL THAT **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of the SAID PROPERTY more particularly described in SCHEDULE I hereinabove and is bounded as follows:

North : By the part of the same property surveyed under survey No. 77/3.
South : By the public road.
East : By the property surveyed under survey Nos. 78/1.
West : By the public road.

This property shall hereinafter referred to as the **PLOT 'A'**, admeasuring **5025 sq. mts.**

SCHEDULE II

ALL THAT the **PLOT 'B'**, admeasuring **2525 sq. mts.** forming part of the SAID PROPERTY more particularly



described in SCHEDULE I hereinabove and is bounded as follows:

- North : By the property surveyed under survey No. 77/2.
- South : By the part of the property surveyed under survey No. 77/3.
- East : By the property surveyed under survey Nos. 78/1.
- West : By the public road.

This property shall hereinafter referred to as the **PLOT 'B'**, admeasuring **2525 sq. mts.**

III. TRACING OF PARTIES TITLE:

1. The SAID PROPERTY is neither described nor inscribed in the Land Registration Records. However the Registo Do Agremensor and Cadastral Survey Records reveal that the **SAID PROPERTY** bears old Cadastral Survey No. 362 originally belonged to Estrelina Rodrigues e Souza, widow of Lourenco



Caetano de Souza and her children Artur de Souza, Jose de Souza, Father Roberto de Souza, Francisco de Souza, Patricio de Souza, Josefina de Souza, Victor de Souza, Antonio de Souza, Maria de Souza, Ana de Souza, Julieta de Souza and Joao de Souza; and Father Assunceno Leonardo de Souza, son of Francisco Xavier de Souza and of Josefina Noronha.

2. Correspondence certificate dated 26/07/2021 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa - Goa establishes that the SAID PROPERTY bearing old Cadastral Survey No. 362 corresponds to Survey No. 77/3 of Village Assagao, Bardez - Goa.
3. ***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.***

4. Cadastral Survey Records and Registo Do Agrimensor are land records which were promulgated during the Portuguese Regime under theCodigo De Registo Rules. Under the said Rules, the said cadastral Survey Records and Registo Do Agrimensor 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 the absence of Description and Inscription Certificate can be considered for the purpose of devolution of ownership.
5. Vide Deed of Sale with Quittance of Price dated 08/02/1923, the **SAID PROPERTY** was originally purchased by Lourenco Caetano de Souza from Francisco Antonio Caetano Jose de Souza.



6. Inventory Proceeding bearing No. 92/2015/F initiated before the Civil Judge Junior Division at Mapusa reveals as under :

(a) That the said Lourenco Caitan Remigio Luis Jose D'Souza alias Lawrence Caitan D'Souza passed away on 31/03/1943 and his wife, Mrs. Ethelvina De Souza alias Presentacao Ethelvina Rodrigues e Souza passed away on 09/01/1976 leaving behind their following sole and universal legal heirs:

- (i) Mr. Arthur Fransico Antonio De Souza Lawrence alias Arthur De Souza Lawrence
- (ii) Mr. Joseph Benedicto Leonardo De Souza Lawrence alias Joseph De Souza Lawrence
- (iii) Mr. Francisco Joao De Souza Lawrence alias Francisco Souza Lorenzo alias Francis De Souza Lawrence
- (iv) Mr. Patrick Stephen Chrysostomos De Souza Lawrence alias Patrick De Souza Lawrence



married to Mrs. Veru Dias alias Vera De
Souza Lawrence

(v) Mrs. Josefina D'Sa married to Mr. Gerard
Patrick D'Sa

(vi) Mrs. Marie Antoinete Teresa De Souza
Lawrence alias Maria Antonieta Teresa De
Souza alias Mane Natveralal married to Mr.
Natveralal Manilal

(vii) Mr. Joao Carlos Francisco De Souza
Lawrence alias Joao Carlos D'Souza

(viii) Mr. Antonio Florencio Assiz De Souza
alias Anthony De Souza Lawrence alias
Antonio Florenzo Assis De Souza Lawrence
married to Mrs. Flavia De Souza Lawrence

(ix) Mr. Victor Lourdes Clemente Fransico
D'Souza alias Victor Lawrence De Souza
alias Victor Lourdes Clemente Francisco De
Souza Lawrence



- (x) Ms. Ana Gloria Juanita De Souza alias Anna
De Souza Lawrence alias Anna Gloria
Juanita De Souza Lawrence
- (xi) Mrs. Julieta Maria Adelaide D'Susa alias
Julieta Maria Adeleade De Souza married to
Mr. Napoleon D'Susa
- (b) That the said Mr. Arthur Fransico Antonio De
Souza Lawrence alias Arthur De Souza Lawrence
passed away on 08/09/1983 in the Status of a
bachelor without any Will or other disposition of
his last wish.
- (c) That the said Mr. Joseph Benedicto Leonardo De
Souza Lawrence alias Joseph De Souza Lawrence
passed away on 14/06/1988 in the Status of a
bachelor without any Will or other disposition of
his last wish
- (d) That the said Mr. Francisco Joao De Souza
Lawrence alias Francisco Souza Lorenzo alias



Francis De Souza Lawrence passed away on 06/05/1993 in the Status of a bachelor without any Will or other disposition of his last wish

(e) That the said Mr. Patrick Stephen Chrysostomos De Souza Lawrence alias Patrick De Souza Lawrence passed away on 18/04/1981 and his widow and moiety holder, the said Mrs. Veru Dias alias Vera De Souza Lawrence passed away on 15/12/2013 without any Will or other disposition of their last wish leaving behind their following sole and universal legal heirs:

- (i) Mrs. Rosemary Trindade married to Mr. Albert Trindade
- (ii) Mrs. Joan D'Souza married to Mr. Edwin D'Souza
- (iii) Mr. Robert De Souza Lawrence married to Mrs. Lorraine De Souza Lawrence
- (iv) Mr. Christopher De Souza Lawrence
- (v) Mrs. Veronica Lawrence Loat married to Mr. Christopher Loat



(vi) Mrs. Margaret Ann Neimetz married to
Mr. Jean Marc Neimetz

(f) That the said Mr. Gerard Patrick D'Sa passed away on 04/09/1990 without any Will or other disposition of his last wish leaving behind his widow and moiety holder, the said Mrs. Josefina D'Sa and his following sole and universal legal heirs:

(i) Mrs. Genevive Marian Ribeiro married to
Mr. Armino Ribeiro

(ii) Mrs. Vinita Cordeiro married to Mr. Carl
Cordeiro

(g) That the said Mrs. Marie Antoinete Teresa De Souza Lawrence alias Maria Antonieta Teresa De Souza alias Mane Natverlal and her husband, Mr. Natverlal Manilal both passed away on 21/05/1995 and 07/10/2003 respectively without any Will or other disposition of their



last wish and leaving behind no ascendants or descendants

(h) That the said Mr. Antonio Florencio Assiz De Souza alias Anthony De Souza Lawrence alias Antonio Florenzo Assis De Souza Lawrence passed away on 28/08/1996 without any Will or other disposition of his last wish leaving behind his widow and moiety holder, the said Mrs. Flavia De Souza Lawrence and his following sole and universal legal heirs:

- (i) Mr. Anthony De Souza Lawrence
- (ii) Mr. Mark Patrick De Souza Lawrence married to Mrs. Supriya De Souza Lawrence
- (iii) Mr. Claude Timothy De Souza Lawrence

(i) That the said Mr. Victor Lourdes Clemente Fransico D'Souza alias Victor Lawrence De Souza alias Victor Lourdes Clemente Francisco



De Souza Lawrence passed away on 12/04/2001
in the Status of a bachelor without any Will or
other disposition of his last wish

(j) That the said Ms. Ana Gloria Juanita De Souza
alias Anna De Souza Lawrence alias Anna Gloria
Juanita De Souza Lawrence passed away on
25/07/2003 in the Status of a spinster without
any Will or other disposition of her last wish

(k) That the said Mr. Napoleon D'Susa passed away
on 10/10/2005 without any Will or other
disposition of his last wish leaving behind his
widow and moiety holder, the said Mrs. Julieta
Maria Adelaide D'Susa alias Julieta Maria
Adeleade De Souza and his only son, Mr. Carl
D'Susa as his sole and universal legal heirs.

7. Upon death of the said Lourenco Caitan Remigio
Luis Jose D'Souza alias Lawrence Caitan D'Souza
and his wife, Mrs. Ethelvina De Souza alias



Presentacao Ethelvina Rodrigues e Souza and others, Inventory Proceeding bearing No. 92/2015/F was initiated before the Civil Judge Junior Division at Mapusa and the **SAID PROPERTY** was listed at Item No. 1 in the Final List of Assets.

8. Vide Final Chart of Allotment dated 28/08/2015 passed in Inventory Proceeding bearing No. 92/2015/F by the Civil Judge Junior Division at Mapusa, the **SAID PROPERTY** was allotted in the following manner :

Mrs. Rosemary Trindade married to Mr. Albert Trindade	1/4 th share
Mrs. Joan D'Souza married to Mr. Edwin D'Souza	1/4 th share
Mr. Christopher De Souza Lawrence	1/4 th share
Mrs. Margaret Ann Neimetz married to Mr. Jean Marc Neimetz	1/4 th share



9. The said Final Chart of Allotment dated 28/08/2015 was confirmed vide Judgement and Order dated 31/08/2015 passed in the said Inventory Proceeding bearing No. 92/2015/F by the Civil Judge Junior Division at Mapusa.
10. Deed of Succession dated 09/07/2021 reveals THAT the said Mrs. Rosemary Trindade Rose alias Rosemary Albert Trindade passed away on 24/10/2020 and her husband, Mr. Albert Ephrem Trindade alias Albert Trindade passed away on 27/01/2016 leaving behind their sole and universal legal heirs, namely, Mrs. Tania Trindade alias Tania Trindade Pinto alias Tania Maria Trindade married to Mr. Alwin John Pinto and Mr. Kevin Trindade alias Kevin Patrick Trindade.
11. Deed of Succession dated 09/07/2021 THAT the said Mrs. Joan D'Souza alias Joan De Souza Lawrence alias Joan Edwin D'Souza passed away on 17/01/2019 leaving behind her husband and half



sharer, Mr. Edwin D'Souza alias Edwin Dominick D'Souza and Mr. Colin D'Souza, Ms. Donna Liane DSouza and Mrs. Sharon D'Souza alias Sharon Rose D'Souza as her sole and universal legal heirs.

12. Vide Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3773-2021 dated 20/10/2021, the said Mr. Christopher De Souza Lawrence; Mrs. Margaret Ann Neimetz alias Margaret Ann De Souza Lawrence EP Neimetz and her husband, Mr. Jean Marc Neimetz alias Jean Marc Raymond Simon Neimetz; Mr. Edwin D'Souza alias Edwin Dominick D'Souza along with his children, Mr. Colin D'Souza alias Colin Niall Victor D'Souza and his wife, Mrs. Evette D'Cunha alias Evette Victor D'Cunha alias Evette Victor D'Souza, Ms. Donna Liane DSouza and Mrs. Sharon D'Souza alias Sharon Rose D'Souza and her husband, Mr. Nilesh Prakash Jadhav alias Nilesh Jadhav and Mrs. Tania



Trindade alias Tania Trindade Pinto alias Tania Maria Trindade and her husband, Mr. Alwin John Pinto and Mr. Kevin Trindade alias Kevin Patrick Trindade sold the **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of the SAID PROPERTY in favour of Olalian Estate Pvt. Ltd.

13. Vide Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3770-2021 dated 20/10/2021, the said Mr. Christopher De Souza Lawrence; Mrs. Margaret Ann Neimetz alias Margaret Ann De Souza Lawrence EP Neimetz and her husband, Mr. Jean Marc Neimetz alias Jean Marc Raymond Simon Neimetz; Mr. Edwin D'Souza alias Edwin Dominick D'Souza along with his children, Mr. Colin D'Souza alias Colin Niall Victor D'Souza and his wife, Mrs. Evette D'Cunha alias Evette Victor D'Cunha alias Evette Victor D'Souza, Ms. Donna Liane DSouza and Mrs. Sharon D'Souza alias

Sharon Rose D'Souza and her husband, Mr. Nilesh Prakash Jadhav alias Nilesh Jadhav and Mrs. Tania Trindade alias Tania Trindade Pinto alias Tania Maria Trindade and her husband, Mr. Alwin John Pinto and Mr. Kevin Trindade alias Kevin Patrick Trindade sold the **PLOT 'B'**, admeasuring **2525 sq. mts.** forming part of the SAID PROPERTY in favour of Vianaar Infra LLP.

14. The said Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3770-2021 dated 20/10/2021 and Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3773-2021 dated 20/10/2021 were signed by Mrs. Veronica Lawrence Loat as confirming party as she had an oral agreement with the vendors.

15. In pursuance to Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez,



Mapusa - Goa under Registration No. BRZ-1-3773-2021 dated 20/10/2021 the said Olalian Estate Pvt. Ltd. became the exclusive owner in possession of the **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of the SAID PROPERTY.

16. In pursuance to Deed of Sale dated 08/10/2021, registered before the Sub Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3770-2021 dated 20/10/2021 the said Vianaar Infra LLP became the exclusive owner in possession of the **PLOT 'B'**, admeasuring **2525 sq. mts.** forming part of the SAID PROPERTY.

17. Certificate dated 22/12/2021 issued by Adv. Savio Monteiro, Piedade, Divar - Goa reveals that Public Notice dated 04/07/2021 was published in daily newspaper Navhind Times on 02/07/2021 in respect of the **SAID PROPERTY**, bearing Survey No. **77/3** of Village **Assagao**, Bardez - Goa and no objections were received in pursuance to the said Public



Notice. In this respect, conclusion is based on the Certificate dated 22/12/2021 issued by Adv. Savio Monteiro, Piedade, Divar – Goa.

18. **Manual Form I & XIV, Form IX AND Form III** are Revenue Records prepared under the applicable Goa Land Revenue Code

Form IX AND Form III:

in respect of the SAID PROPERTY bearing Survey No. **77/3** of Village Assagao, Bardez – Goa clearly shows the name of Veru Dias.

Manual Form I & XIV:

in respect of the SAID PROPERTY bearing Survey No. **77/3** of Village Assagao, Bardez – Goa clearly shows the names of Francisco de Souza Lawrence; Vera de Souza Lawrence; Josefina de Sa; Victor de Souza Lawrence; Flavia de Souza Lawrence; Maria Shah; Auria de Souza Lawrence; Julieta de Souza and Napoleon de Souza and after deleting all these names, the names of Joao Carlos D'Souza; Victor Lourdes Clemente Francisco D'Souza; Antonio



Florencio Assis de Souza; Josephine D'Souza Lawrence; Maria Antonieta Tereza de Souza; Ana Gloria Juarrita de Souza and Julieta Maria de Souza were added in the Occupants column. The name of Veru Dias is also reflecting in the Occupants column. The said Manual Form I & XIV is consistent with the devolution of ownership.

19. In light of above, considering the fact that the Registo Do Agrimensor, Correspondence certificate dated 26/07/2021 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa - Goa, Deed of Sale with Quittance of Price dated 08/02/1923 and Judgement and Order dated 31/08/2015 passed in the said Inventory Proceeding bearing No. 92/2015/F by the Civil Judge Junior Division at Mapusa and the Survey Records in respect of the **SAID PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that **OLALIAN**



ESTATE PVT. LTD. has a clear and marketable title in respect of the **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of the **SAID PROPERTY** and **VIANAAR INFRA LLP.** has a clear and marketable title in respect of the **PLOT 'B'**, admeasuring **2525 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. No Conversion Sanad has been furnished to establish that the **SAID PROPERTY** is converted from agricultural to non-agricultural purposes.



4. Land Use Zoning Certificate bearing Ref. No. TPBZ/ZON/8877/ASSG/TCP-2021/3458 dated 23/08/2021 issued by the Senior Town Planner, Town and Country Planning Department, Mapusa - Goa has been furnished which reveals that the SAID PROPERTY bearing Survey No. 77/3 of Village Assagao, Bardez - Goa falls in "Settlement Zone (VP-2) with permissible FAR 60" and proposed 10.00 mtrs wide road is passing through the plot. However, in the instant case permissible FAR-50 since the plot area is more than 4000.00 m² as per Regional Plan for Goa 2021. The said Land Use Zoning Certificate dated 23/08/2021 is valid for **THREE YEARS** or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issuance.



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. 77/3 of Village Assagao, Bardez - Goa reflects the names of Rosemary Trindade, Joan D'Souza, Christopher De Souza Lawrence and Margaret Ann Neimetz in Form I & XIV issued by the Department of Survey, Government of Goa. **However mutation needs to be carried out and the names of present owners i.e. Olalian Estate Pvt. Ltd and Vianaar Infra LLP needs to be added in Survey Records of the SAID PROPERTY.**

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 27/12/2021 bearing No. 2916/2021 in respect of the **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of **the SAID PROPERTY** is furnished to establish that there is no encumbrance and NIL Encumbrance Certificate dated 27/12/2021 bearing No. 2917/2021 in respect of the **PLOT 'B'**, admeasuring **2525 sq. mts.** forming part of **the SAID PROPERTY** is furnished to establish that there is no encumbrance.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **OLALIAN ESTATE PVT. LTD.** has a clear and marketable title in respect of the **PLOT 'A'**, admeasuring **5025 sq. mts.** forming part of **the SAID PROPERTY** and **VIANAAR INFRA LLP.** has a clear and marketable title in respect of the **PLOT 'B'**, admeasuring **2525 sq. mts.** forming part of **the SAID**



PROPERTY subject to Observation made at para v
above:

➤ **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; and
 - (b) I have taken the title documents under which Estrelina Rodrigues e Souza, widow of Lourenco Caetano de Souza and her children Artur de Souza, Jose de Souza, Father Roberto de Souza, Francisco de Souza, Patricio de Souza, Josefina de Souza, Victor de Souza, Antonio de Souza, Maria de Souza,



Ana de Souza, Julieta de Souza and Joao de Souza; and Father Assunceno Leonardo de Souza, son of Francisco Xavier de Souza and of Josefina Noronha acquired the land as 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 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 PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID 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.
- 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:- 12/01/2022



(Adv. Shivan S. Desai)