

TITLE REPORT

To,
M/S SOYUZ INDUSTRIAL RESOURCES LLP,
having its registered office at B-3/58,
Safdarjung Enclave,
New Delhi-110029

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

Survey No. 106/12 of Village Calangute, Bardez - Goa

- a) Survey Records Form I & XIV bearing Survey No. 106/12 of Village Calangute, Bardez - Goa.
- b) Inscription Certificates
- c) Manual Form I & XIV
- d) Deed of Gift dated 29/11/1923
- e) Deed of Qualification and Succession dated 20/10/2005 registered under No. 808 at pages 40v to 42v



f) Deed of Succession dated 20/10/2005
registered under No. 808 at pages 42v to 44v

g) Deed of Sale dated 09/01/2006

h) Deed of Sale dated 18/02/2008

i) Survey Plan

**Survey No. 99/11 of Village Calangute, Bardez -
Goa**

j) Survey Records Form I & XIV bearing Survey No.
99/11 of Village Calangute, Bardez - Goa.

k) Inscription Description Certificates

l) Manual Form I & XIV

m) Deed of Gift dated 01/07/1917



- n) Deed of Partition dated 16/07/1998, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 1094 of Book No. I, Volume No. 59 dated 22/07/1998
- o) Deed of Sale dated 21/03/2006, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 1635 at pages 266 to 285 of Book No. I, Volume No. 1590 dated 27/03/2006
- p) Survey Plan
- Survey No. 99/16 of Village Calangute, Bardez - Goa**
- q) Survey Records Form I & XIV bearing Survey No. 99/16 of Village Calangute, Bardez - Goa.
- r) Manual Form I & XIV
- s) Regist Do Agrimensor



t) Deed of Sale dated 13/12/2005, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 786 at pages 206 to 235 of Book No. I, Volume No. 1529 dated 08/02/2006.

u) Survey Plan

Survey No. 99/12 of Village Calangute, Bardez - Goa

v) Survey Records Form I & XIV bearing Survey No. 99/12 of Village Calangute, Bardez - Goa.

w) Registo Do Agrimensor

x) Inscription Description Certificates

y) Correspondence Certificate dated 21/12/2009



- z) Inventory Proceedings initiated on the death of the said Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes and Maria Joaquina Lobo by Maria Flaviana Lobo
- aa) Sale Deed dated 22/03/1983, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 161 at pages 78 to 85 of Book No. I, Volume No. 193 dated 25/02/1984
- bb) Judgement and Decree dated 30/04/2010 passed by Civil Judge Senior Division, 'C' Court at Mapusa - Goa in Regular Civil Suit No. 134/2009/C
- cc) Survey Plan



Survey No. 106/12, Survey No. 99/11, Survey No. 99/16 and Survey No. 99/12 of Village Calangute, Bardez - Goa

dd) Deed of Sale dated 23/01/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00563-2018, CD No. BRZD793 dated 29/01/2018

ee) Deed of Sale dated 23/01/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-01503-2018, CD No. BRZD795 dated 27/03/2018

ff) Conversion Sanad dated 31/12/2021 bearing No. 4/304/CNV/AC-III/2019/1732 issued by the Additional Collector-III, North Goa District, Mapusa - Goa



gg) Order dated 28/12/2018 bearing Ref. No. NGPDA/Cal/44/391/3034/18 issued by North Goa Planning And Development Authority, Panaji - Goa

hh) Order dated 03/01/2019 bearing Ref. No. NGPDA/Cal/44/391/3080/2019 issued by the North Goa Planning And Development Authority, Panaji - Goa

ii) Order dated 11/03/2022 bearing Ref. No. NGPDA/Cal/44/391/1827/2022 issued by the North Goa Planning And Development Authority, Panaji - Goa

jj) NOC dated 19/01/2019 bearing No. PHCC/NOC-Const/2018-19/2768 was issued by Primary Health Centre Candolim, Bardez - Goa



kk) Construction License dated 25/01/2019 bearing Ref. No. VP/Cal/F-13/18-19/L-59/4964 has been issued by the Village Panchayat of Calangute, Bardez - Goa

ll) Renewal of Construction License dated 11/02/2022 bearing Ref. No. VP/Cal/F-13/21-22/R/4533 from the Village Panchayat of Calangute, Bardez - Goa

mm) Revised Construction License dated 11/04/2022 bearing Ref. No. VP/Cal/F-13/22-23/L/071/22-23/71 from the Village Panchayat of Calangute, Bardez - Goa

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE I

ALL THAT Immovable Property in the ward GauraVaddo of the Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District

of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 14859, 14860, 14861, 14862, 14863 and 14873 at pages 156 overleaf of Book B-38 New and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 106/12**, admeasuring **750 sq. mts.** inclusive of the area of well existing in the property and bounded as under :-

Towards the North :- By the property bearing Survey No. 106/7;

Towards the South :- By road;

Towards the East :- By the properties bearing Survey Nos. 99/11 and 99/16;

Towards the West :- By the property bearing Survey No. 106/11;

The said property shall hereinafter referred to as the
SAID FIRST PROPERTY



SCHEDULE II

ALL THAT Immovable Property known as "COJEACHY BATTY", in the ward GauraVaddo of the Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 12519 at pages 169 of Book B-32 New and inscribed under No. 15508 at page 197 of G-21 and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 99/11**, admeasuring **850 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey No. 99/6;

Towards the South :- By the property bearing Survey No. 99/16;

Towards the East :- By the property bearing Survey No. 99/12;

Towards the West :- By the properties bearing Survey Nos. 106/7 and 106/12;



The said property shall hereinafter referred to as the
SAID SECOND PROPERTY

SCHEDULE III

ALL THAT Immovable Property known as "BATTY" also known as "DAJRECHI PATY" or "DAGREACHO PATTY" along with residential house existing therein bearing House No. 1/14, situated in the ward Gaura Vaddo of the Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is not found described in the Land Registration Office nor enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 99/16**, admeasuring **800 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey No. 99/11;

Towards the South :- By road;

Towards the East :- By the property bearing Survey No. 99/17;



Towards the West :- By the property bearing Survey
No. 106/12;

The said property shall hereinafter referred to as the
SAID THIRD PROPERTY

SCHEDULE-IV

ALL THAT Property known as "PRAJEACHEM BATA", situated at Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa and presently Surveyed under **Survey No. 99/12-A**, admeasuring **820 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey
No. 99/6;

Towards the South :- By the property bearing Survey
No. 99/17;

Towards the East :- By the property bearing Survey
No. 99/12(part);



Towards the West :- By the property bearing Survey
No. 99/11;

The said property shall hereinafter referred to as the
SAID FOURTH PROPERTY

The said first property, the said second property, the
said third property and the said fourth property shall
hereinafter collectively be referred to as the **SAID**
PROPERTIES

TRACING OF PARTIES TITLE IN RESPECT OF the
SAID FIRST PROPERTY:

1. Vide Deed of Gift dated 29/11/1923, the said Joao Pedro Lobo and Apolonia C. Dos alias Apolonia Conceicao dos Remedios gifted the said first property including other properties in favour of their sons, Aleixo Xavier Lobo and Luis Manoel Lobo.



2. Inscription No. 20153 reveals that the said first property described under Description No. 14859, 14860, 14861, 14862 and 14863 in favour of Luis Manoel Lobo. The said Inscription Certificate reveals that the said first property was gifted to the said Luis Manoel Lobo by his parents, Joao Pedro Lobo and his wife, Apolonia C. Dos vide Deed of Gift dated 29/11/1923. However the Description Certificates are not available for inspection.
3. The said Aleixo Xavier Lobo alias Alick Lobo alias Alice Anthony Lobo and his wife, Lily Lobo alias Lily Fernandes expired on 20/04/1947 and 29/06/1998 respectively leaving behind the following legal heirs:
- a. Mr. Rodolfo Jorge Lobo alias Rodolfo Lobo married to Mrs. Ramona Lobo
 - b. Ms. Marina Lobo
 - c. Ms. Veronica Lobo
 - d. Mr. William Marcal Lobo alias Willie Lobo married to Mrs. Jane Lobo



4. The qualification of heirs of the said Aleixo Xavier Lobo alias Alick Lobo alias Alice Anthony Lobo and Lily Lobo alias Lily Fernandes was established vide Deed of Qualification and Succession dated 20/10/2005 registered under No. 808 at pages 40v to 42v.
5. The said Luis Lobo alias Luis Manoel Lobo and his wife, Gladys Mrtle Lobo alias Gladys Mirtle Harbour expired on 02/05/2002 and 22/07/2002 respectively leaving behind the following legal heirs:
- a. Mrs. Lorna Bernadette Lobo e Pacheco alias Lorna Pacheco married to Mr. Leo Pacheco
 - b. Mrs. Marguerit Caroline Lobo e Viego alias Margaret Viego married to Mr. Vincent Viego
 - c. Mrs. Ana Philomena Dias married to Mr. Francisco Fabio Dias
 - d. Mrs. Colleen Bernardine Lobo e D'Lomen alias Bernardine D'Lomen married to Mr. Domnic D'Souza

6. The qualification of heirs of the said Luis Lobo alias Luis Manoel Lobo and Gladys Mrtle Lobo alias Gladys Mirtle Harbour was established vide Deed of Succession dated 20/10/2005 registered under No. 808 at pages 42v to 44v.
7. Vide Deed of Sale dated 09/01/2006, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa, the said Mr. Rodolfo Jorge Lobo alias Rodolfo Lobo and his wife, Mrs. Ramona Lobo, Ms. Marina Lobo, Ms. Veronica Lobo, Mr. William Marcal Lobo alias Willie Lobo and his wife, Mrs. Jane Lobo, Mrs. Lorna Bernadette Lobo e Pacheco alias Lorna Pacheco and her husband, Mr. Leo Pacheco, Mrs. Marguerit Caroline Lobo e Viego alias Margaret Viego and her husband, Mr. Vincent Viego, Mrs. Ana Philomena Dias and her husband, Mr. Francisco Fabio Dias and Mrs. Colleen Bernardine Lobo e D'Lomen alias Bernardine D'Lomen and her

husband, Mr. Domnic D'Souza sold the said first property in favour of Mr. Bilal Ahmad Qasba.

8. Vide Deed of Sale dated 18/02/2008, registered in the Office of the Sub-Registrar of Bardez, Mapusa – Goa, the said Mr. Bilal Ahmad Qasba alias Bilal Ahmad Gasba and his wife, Mrs. Shabina Qasba alias Shabina Gasba sold the Said First Property in favour of Mr. Nataraj Sharma.
9. **Manual Form I & XIV** originally reflected the name of Apolonia Remedio Lobo and Luis Lobo and subsequently the name of Bilal Ahmad Gasba was incorporated and presently the name of Mr. Nataraj Sharma is reflected.

TRACING OF PARTIES TITLE IN RESPECT OF the SAID SECOND PROPERTY

10. The said second property is inscribed **in the year 1919** under Inscription No. 15508 and described

under Description No. 12519 in favour of Luis Antonio Pais. The said Inscription Certificate reveals that the said second property was gifted to the said Luis Antonio Pais by his parents, Andre Caetano Pais and Rosa Carmelina de Souzavide Deed of Gift dated 01/07/1917. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.

11. The Deed of Partition dated 16/07/1998 reveals that the said Luis Antonio Pais alias Anthony Pais expired leaving behind his widow and moiety holder, Mrs. Maria Antonieta Querobina Lobo Pais alias Antonieta Pais and the following legal heirs :
- a. Maria Odette Edviges Lourdes Pais Fernandes alias Odette Fernandes married to Linus Tome Fernandes alias Lyn Fernandes



b. Jose Agnelo Navaro Antonio Pais alias Navaro Pais married to Regina Catarina Braganza Pais alias Catherine Pais

c. Mr. Andre Francisco Agnelo Pais alias Agnelo Pais alias Andre Francisco Angela Pais alias Angelo Pais married to Mrs. Clelia Conceicao Mendonca De Melo Pais alias Clelia Pais

12. Vide Deed of Partition dated 16/07/1998, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 1094 of Book No. I, Volume No. 59 dated 22/07/1998, all the legal heirs of the said Luis Antonio Pais alias Anthony Pais partitioned his estate including the Said Second Property.

13. Vide the said Deed of Partition dated 16/07/1998, the Said Second Property was allotted to Mr. Andre Francisco Agnelo Pais alias Agnelo Pais alias Andre Francisco Angela Pais alias Angelo Pais and his

wife, Mrs. Clelia Conceicao Mendonca De Melo Pais
alias Clelia Pais

14. Vide Deed of Sale dated 21/03/2006, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 1635 at pages 266 to 285 of Book No. I, Volume No. 1590 dated 27/03/2006, the said Mr. Andre Francisco Agnelo Pais alias Agnelo Pais alias Andre Francisco Angela Pais alias Angelo Pais and his wife, Mrs. Clelia Conceicao Mendonca De Melo Pais alias Clelia Pais sold the Said Second Property in favour of Mr. Nataraj Sharma

15. **Manual Form I & XIV** originally reflected the name of Maria Antonieta Pais and subsequently the names of Mr. Andre Francisco Agnelo Pais alias Agnelo Pais and Mrs. Clelia Conceicao Mendonca De Melo Pais alias Clelia Pais were incorporated.



TRACING OF PARTIES TITLE IN RESPECT OF the
SAID THIRD PROPERTY

16. The said third property is neither described or inscribed in the Land Registration Records. However Registo do Agrimensor reveals that the said third property bearing old Cadastral Survey No. **4956** is originally belonged to Gasper Peter Fernandes.

17. However **Manual Form I & XIV** and Form IX of the said third property clearly show the name of Doris A. Pinto as Occupant.

18. Deed of Sale dated 13/12/2005 reveals that the said Mrs. Doris Antoneta Pinto alias Doris A. Pinto was the only daughter of the said Gasper Peter Fernandes.

19. Vide Deed of Sale dated 13/12/2005, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 786 at pages 206 to 235 of Book No.

I, Volume No. 1529 dated 08/02/2006, the said Mrs. Doris Antoneta Pinto alias Doris A. Pinto widow of Evaristo Pinto along with her only son, Mr. Mathew Anthony Crispiano Pinto alias Mathew A. C. Pinto alias Mathew Pinto and his wife, Mrs. Grace Jacinta Pinto sold the Said Third Property in favour of Mr. Nataraj Sharma.

20. **Manual Form I & XIV** originally reflected the name of Doris Lobo and presently the name of Mr. Nataraj Sharma is reflected.

TRACING OF PARTIES TITLE IN RESPECT OF the SAID FOURTH PROPERTY:

21. The said fourth property is inscribed **in the year 1924** under Inscription No. 18723 and described under Description No. 22071 in favour of Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes. The said Inscription Certificate reveals that the said fourth property was purchased

by the said Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes in public auction held in the Civil Court on 18/09/1920 in the Execution Proceedings for recovery of owelty money filed by Miguel Arcanjo Fernandes against Adelina Filomena Fernandes, Pascoal Fernandes and Antonio Vicente Fernandes.

22. The Registo do Agrimensor also reveals that the said fourth property bearing old Cadastral Survey No. **4958** originally belonged to the said Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes.
23. Correspondence Certificate dated 21/12/2009 reveals that the said fourth property bearing Survey No. 99/12 bears the old Cadastral Survey No. **4958**.
24. The said fourth property is thereafter inscribed **in the year 1955** under Inscription No. 38227 and described under Description No. 2207T in favour of

Orfino Fernandes. The said Inscription Certificate reveals that the said fourth property was allotted to Orfino Fernandes vide Order dated 14/11/1950 passed in Inventory Proceedings. Certificate of Inventory Proceedings of the said Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes and his wife, Maria Joaquine Lobo is furnished for inspection which confirms the allotment. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.

25. The said Orfino Fernandes expired leaving behind his widow, Mrs. Rita Fernandes and only daughter, Mrs. Nirmala Desai married to Ashok Narayan Desai as his sole and universal legal heirs.

26. Vide Sale Deed dated 22/03/1983, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 161 at pages 78 to 85 of Book No. I,

Volume No. 193 dated 25/02/1984, the said Mrs. Rita Fernandes and Mrs. Nirmala Desai sold the said fourth property along with some other property in favour of Miss Maria Magdalena Pais.

27. On account of wrong entry of one "Mariquinha Pais" in Form I & XIV in Occupants Column to the extent of the said fourth property, the said Miss Maria Magdalena Pais filed suit bearing Regular Civil Suit No. 134/2009/C before Civil Judge Senior Division, 'C' Court at Mapusa - Goa for declaration and permanent injunction against the legal heirs of the said Mariquinha Pais.

28. Vide Judgement and Decree dated 30/04/2010 passed by Civil Judge Senior Division, 'C' Court at Mapusa - Goa in Regular Civil Suit No. 134/2009/C it was declared that the said Miss Maria Magdalena Pais is the absolute owner in possession of the said fourth property.

TRACING OF PARTIES TITLE IN RESPECT OF the
SAID PROPERTIES

29. Vide Deed of Sale dated 23/01/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00563-2018, CD No. BRZD793 dated 29/01/2018, the said Mr. Nataraj Sharma sold the said first property, the said second property and the said third property in favour of M/S. SOYUZ INDUSTRIAL RESOURCES LLP.

30. Vide Deed of Sale dated 23/01/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-01503-2018, CD No. BRZD795 dated 27/03/2018, the said Miss Maria Magdalena Pais sold the said fourth property in favour of M/S. SOYUZ INDUSTRIAL RESOURCES LLP.



31. Vide Conversion Sanad dated 31/12/2021 bearing No. 4/304/CNV/AC-III/2019/1732 issued by the Additional Collector-III, North Goa District, Mapusa - Goa that area admeasuring 3020 sq mts. from the SAID PROPERTIES of Village Calangute, Bardez - Goa was converted for the purpose of Residential with 100 F.A.R.

32. Vide Order dated 28/12/2018 bearing Ref. No. NGPDA/Cal/44/391/3034/18 issued by North Goa Planning And Development Authority, Panaji - Goa Infrastructure Tax was assessed for carrying out construction of (multi-unit) Residential building, Swimming Pool & amalgamation of property in Sy. No. 99/11, 12, 16 and 106/12 of Village Calangute, Bardez - Goa

33. Order dated 03/01/2019 bearing Ref. No. NGPDA/Cal/44/391/3080/2019 issued by the North Goa Planning And Development Authority,



Panaji - Goa was obtained for carrying out the construction of (multi-unit) Residential building, Swimming Pool & amalgamation of property and Order dated 11/03/2022 bearing Ref. No. NGPDA/Cal/44/391/1827/2022 issued by the North Goa Planning And Development Authority, Panaji - Goa was obtained for carrying out the construction of Residential villas (revision) and Swimming Pool & Compound Wall in Sy. No. 99/11, 12A, 16 and 106/12 of Village Calangute, Bardez - Goa by the said M/S. SOYUZ INDUSTRIAL RESOURCES LLP.

34. NOC dated 19/01/2019 bearing No. PHCC/NOC-Const/2018-19/2768 was issued by Primary Health Centre Candolim, Bardez - Goa from Sanitary Point of View for the proposed Construction in the SAID PROPERTIES of Village Calangute, Bardez - Goa was obtained by the said M/S. SOYUZ INDUSTRIAL RESOURCES LLP.

35. Construction License dated 25/01/2019 bearing Ref. No. VP/Cal/F-13/18-19/L-59/4964 has been issued by the Village Panchayat of Calangute, Bardez - Goa for proposed construction of (multi-unit) Residential building, Swimming Pool & amalgamation of property in Sy. No. 99/11, 12, 16 and 106/12 of Village Calangute, Bardez - Goa in favour of the said M/S. SOYUZ INDUSTRIAL RESOURCES LLP. The said Construction License dated 25/01/2019 was renewed vide Renewal of Construction License dated 11/02/2022 bearing Ref. No. VP/Cal/F-13/21-22/R/4533 from the Village Panchayat of Calangute, Bardez - Goa and further revised vide Revised Construction License dated 11/04/2022 bearing Ref. No. VP/Cal/F-13/22-23/L/071/22-23/71 from the Village Panchayat of Calangute, Bardez - Goa.

36. **In light of above**, considering the fact that the Deed of Gift dated 29/11/1923, Deed of

Qualification and Succession dated 20/10/2005, Deed of Succession dated 20/10/2005, Deed of Sale dated 09/01/2006, Deed of Sale dated 18/02/2008, Deed of Gift dated 01/07/1917, Deed of Partition dated 16/07/1998, Deed of Sale dated 21/03/2006, Deed of Sale dated 13/12/2005, Sale Deed dated 22/03/1983, Judgement and Decree dated 30/04/2010 passed by Civil Judge Senior Division, 'C' Court at Mapusa - Goa in Regular Civil Suit No. 134/2009/C, Deed of Sale dated 23/01/2018 and Deed of Sale dated 23/01/2018 and the Survey Records in respect of the SAID PROPERTIES, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owner, I am of the opinion that **M/S. SOYUZ INDUSTRIAL RESOURCES LLP** has clear and marketable title in respect of the SAID PROPERTIES subject to production of updated Nil Encumbrance Certificate

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 PROPERTIES.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 31/12/2021 bearing No. 4/304/CNV/AC-III/2019/1732 issued by the Additional Collector-III, North Goa District, Mapusa - Goa has been furnished to establish that area admeasuring 3020 sq mts. from the SAID PROPERTIES of Village Calangute, Bardez - Goa was converted for the purpose of Residential with 100 F.A.R.

V. EVIDENCE OF POSSESSION:-

The SAID PROPERTIES bearing Survey No. 106/12, Survey No. 99/11, Survey No. 99/16 and Survey No. 99/12-A of Village Calangute, Bardez - Goa reflects the name of M/S. Soyuz Industrial

Resources LLP in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owner.

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. No Nil Encumbrance Certificate in respect of the SAID PROPERTIES is furnished to establish that there is no encumbrance in the SAID PROPERTIES. However updated Nil Encumbrance Certificate needs to be furnished prior to execution of the Sale Deed.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that **M/S. SOYUZ INDUSTRIAL RESOURCES LLP** has clear and marketable title in



respect of the SAID PROPERTIES subject to production of updated Nil Encumbrance Certificate

➤ **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 PROPERTIES and/or (ii) against the larger property; and
 - (b) I have taken the title documents under which Joao Pedro Lobo and his wife, Apolonia C. Dos; Luis Antonio Pais; Gasper Peter Fernandes and Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes acquired the Land as the 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, as set 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 PROPERTIES 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 PROPERTIES; and

- (f) that names of persons spelt differently in different documents in respect of the SAID PROPERTIES 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 PROPERTIES 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 PROPERTIES 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:- 31/05/2022

(Adv. Shivan S. Desai)

- The availability/existence of the access to the SAID PROPERTIES 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:- 31/05/2022



(Adv. Shivan S. Desai)