

ADV. RODOLFO CASTRO

ESHUGHOR, House No.649/2,
Near Mr. Farmer Nursery,
St. Anthony's Waddo, Guirim, Bardez - Goa
Mob. 8378998328

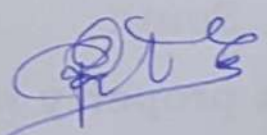
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Ref No.:

TITLE VERIFICATION, SEARCH REPORT AND TITLE CERTIFICATE

At the request of Mr. Dinesh Suresh Dhanwani, resident of Flat No. 1, Poonam Society, Near UMC, HDFC Bank, Ulhas Nagar - 3, Thane, Maharashtra 421002 on behalf of Mr. Omprakash N. Pariani, Bharat N. Pariani and M/s. Keshava Kiyaan Reality LLP, for preparing the Title Clearance Certificate in respect of immovable properties known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing cadastral No. 35 and presently **Survey No. 164/5** admeasuring **675** and **Survey No. 164/6** admeasuring **675**, along with the old ancestral house admeasuring 207 sq. mts., standing therein bearing Village Panchayat House No. 1093A (99/9), situated at Candolim, Bardez, Goa;

I, Mr. Rodolfo Castro, Advocate, having Office at ESHUGHOR, House No. 649/2, Near Mr. Farmer Nursery, St. Anthony Vaddo, Guirim, Bardez, Goa do hereby submit my report as under:-


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DESCRIPTION OF THE PROPERTY:

Property No. I

I. All that immovable Property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing cadastral No. 35 and presently **Survey No. 164/5** admeasuring **675**, situated at Candolim, Bardez, Goa, situated at Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.20223 at Pages 106 of Book B-52, inscribed under No. 40935 of Book G-44 and enrolled in the Taluka Revenue Office of Bardez, for Matriz under Mariz No.44. The property is bounded as under:-

East : By Calangute - Candolim Main PWD Road;
West : Property Survey No. 164/1;
North : Property Survey No. 164/4;
South : Property Survey No. 164/6.

This property hereinafter is referred to as the "Property No. I"

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Property No. II

II. All that immovable Property known as "**CIMER**" also Known as **XIMER** also Known as **SIMER** also Known as **DUCLA XIR** also Known as **DUCLA MADA** also Known as **DUCLEMADA** also Known as **DUCLEXIR**, bearing cadastral No.35 and presently **Survey No. 164/6** admeasuring **675**, along with the old ancestral house admeasuring 207 sq. mts., standing therein bearing Village Panchayat House No. 1093A (99/9), situated at Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.20223 at Pages 106 of Book B-52, inscribed under No. 40935 of Book G-44 and not enrolled in the Taluka Revenue Office of Bardez, for Matriz under Martiz No.44 and the house under Martiz No.276 of the 2nd Division. The said property is bounded as under:-

East : By Calangute- Candolim Main PWD Road;
West : Property Survey No. 164/8;
North : Property Survey No. 164/5;
South : Property Survey No. 164/9.


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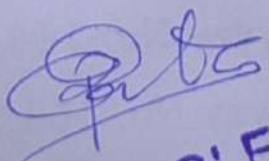
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This property along with the house admeasuring 207 sq. mts., hereinafter is referred to as the "Property -II"

DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

Documents Relating to Properties Nos. I and II.

1. Certificate bearing Inscription No. 40935 of Book G-44,
2. Matriz Certificate in respect of Mariz No.44 and Matriz No. 276 of Second Division,
3. House Tax Reciept issued by Village Panchayat Candolim bearing House No. 1093A (99/9),
4. Description Certificate No.20223 at Pages 106 of Book B-52 of the Land Registration Office of Bardez,
5. Old Cadastral Survey No. 35,
6. From I & XIV old and new,


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7. Survey plan,

8. Deed of Gift with Acceptance dated 17th March 1963
drawn upto folio 93 of Book No.634,

9. Will dated 03/03/2015 along with Deed of Consent drawn
before the Office of the Notary Ex Officio Bardez at
Mapusa, in the Notary Book bearing No. 312 at Pages 89
to 90,

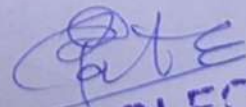
10. Records and Proceedings of Inventory Proceeding No.
770/2022/D of the Court of the Civil Judge at Mapusa Goa,

11. List of Assets in Inventory Proceeding No. 770/2022/D,

12. Chart of allotment dated 22-12-2022,

13. Judgement, Order and Decree dated 27/12/2022
passed by the Court of the Civil Judge Junior Division at
Mapusa, Goa, in Inventory Proceeding No.770/2022/D,

14. Deed of Sale dated 07/07/2023, registered under no.
BRZ-1-3247-2023, Book -1 Document, before the Sub-
Registrar of Bardez, on dated 07/07/2023.


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15. Sanad dated 18/12/2023 in respect of Conversion of the said properties issued by the Additional Collector North Goa at Mapusa Goa,
16. Technical Clearance Order dated 19/09/2024 issued by the Office of the Senior Town Planner, Town & Country Planning Department, North Goa at Mapusa,
17. Construction license dated 18/12/2024 issued the Village Panchayat of Candolim,
18. NOC dated 16/01/2025 issued by the Primary Health Condolim,
19. Nil Encumbrance Certificate dated 29.01.2025 issued by Sub-Registrar of Bardez, and
20. Nil Encumbrance Certificates both dated 29.01.2025 issued by Sub-Registrar of Bardez.

OFFICES SEARCHED:

I have given searches in the offices of Land Registrar/ Sub-Registrar of Bardez, Court of Civil Judge Bardez.

[Signature]
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FLOW OF TITLE:

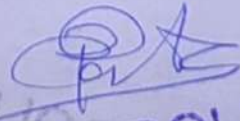
On perusal of the above listed documents and on giving searches in the relevant Offices I confirm that as on 30/01/2025 the Flow of Title of the said Properties I and II is as under:-

That the said properties I and II are found described in the Land Registration Office of Bardez under No. 20223 at pages 106 of Book B-52 and Inscribed under No. 40935 of Book G -44 at Folio 94.

That said Property Nos I and II are enrolled in the Taluka Revenue Office of Bardez under Matriz No. 44 and house Matriz No. 276 of Second Division.

The said properties I and II bears old Cadastral Survey No. 35.

That the said Properties I and II came to be surveyed at the time of promulgation of survey and were allotted for the first


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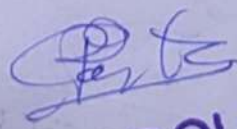
time two independent Survey Nos. i.e. **164/5 and 164/6**
respectively of Candolim Village, both admeasuring **675**
sq.mt., each.

That in the property-II i.e. **Survey No. 164/6**, there existed an old ancestral house admeasuring 207 sq. mts., bearing Village Panchayat House No. 1093A (99/9), issued by the Village Panchayat Candolim, Bardez, Goa, within the Jurisdiction of Village Panchayat of Candolim, Taluka and Sub-District of Bardez, District North Goa, State of Goa.

That the said properties originally belonged to one Felicio Xavier D'souza also known as Antonio Francisco D'souza and his wife Maria Dominica de Braganza.

That vide Deed of Gift with Acceptance dated 17th March 1963 drawn upto folio 93 of Book No.634 of the substitute Notary Public Camilo De Souza of the Judicial of Bardez the said Mr. Felicio Xavier de Souza also known as Antonio Francisco de Souza and his wife Maria Dominica de Braganza alias Mariquinha Braganza, gifted the said Property to their son Francisco Marcelino de Souza also known as Francisco Marcelina D'Souza alias Francisco M. D'Souza.

Further the said Mr. Francisco Marcelino de Souza was married to Mrs. Valencia Amata Calista Maria D'souza alias Valencia


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Amata Calista De Maria Lopes alias Valencia Amata Calista de
Maria De Souza formerly Lopes alias Valcencia Amata Calista
De Maria De Souza nee Lopes and as such became equal co-
owners of the said property under the law of Communion of
Assets.

Further said Mrs. Valencia Amata Calista Maria D'souza alias
Valencia Amata Calista De Maria Lopes alias Valencia Amata
Calista de Maria De Souza formerly Lopes alias Valcencia
Amata Calista De Maria De Souza nee Lopes expired on
26/11/2015 at University Hospital, Lewisham, United
Kingdom, leaving behind as half sharer and moiety holder, her
widower Mr. Francis Marcelino Dsouza alias Francisco
Marcelino D'souza alias Francisco Marcelina D'souza alias
Francisco M. D'souza, and as sole and universal heirs, her
following children:-

- i. Mr. Richard Anthony Dsouza(unmarried son)
- ii. Mr. Patrick Bonifacio Dsouza(unmarried son), and;
- iii. Mrs. Pauline Luciana Dsouza(daughter), married to Mr.
Nigel Graham Davis;

Further said Mrs. Valencia Amata Calista Maria D'souza
expired leaving behind a Will dated 03/03/2015 along with
Deed of Consent drawn before the Office of the Notary Ex
Officio Bardez at Mapusa, in the Notary Book bearing No. 312


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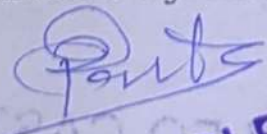
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at Pages 89 to 90 bequeathing her disposable quota in favour of
her husband Mr. Francis Marcelino Dsouza alias Francisco
Marcelino D'souza alias Francisco Marcelina D'souza alias
Francisco M. D'souza and as such the said Francisco Marcelino
de Souza also known as Francisco Marcelina D'Souza alias
Francisco M. D'Souza became the owner of 3/4th share of the
said properties I and II.

Further that upon the death of Mrs. Valencia Amata Calista
Maria D'souza, an Inventory Proceeding No.770/2022/D,
before the Court of the Civil Judge Senior Division at Mapusa,
Goa, was filed by heirs herein wherein above said daughter
Mrs. Pauline Luciana Dsouza was appointed as the Head of
Family.

That the said Properties I and II were listed at Item No. 1 and
Item No. 2 of the Final List of Assets respectively came to be
allotted to Mr. Francis Marcelino Dsouza alias Francisco
Marcelino D'souza alias Francisco Marcelina D'souza alias
Francisco M. D'souza, to the extent of 3/4th undivided right/
share and 1/4th undivided right/ share equally to (a) Mr.
Richard Anthony Dsouza (unmarried son), (b) Mr. Patrick
Bonifacio Dsouza(unmarried son), and (c) Mrs. Pauline Luciana
Dsouza (daughter) herein vide chart of allotment dated 22-12-
2022, which is confirmed by the Judgement, Order and Decree


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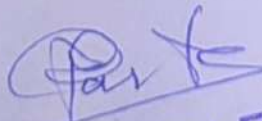
dated 27/12/2022 passed by the Court of the Civil Judge
Junior Division at Mapusa, Goa, in Inventory Proceeding
No.770/2022/D.

That vide Deed of Sale dated 07/07/2023, registered under no.
BRZ-1-3247-2023, Book -1 Document, before the Sub-
Registrar of Bardez, on dated 07/07/2023 the above said Mr.
Omprakash N. Pariani, Bharat N. Pariani and M/s. Keshava
Kiyaan Reality LLP purchased the above said properties I and
II.

That vide Mutation No. 89285 and 89286 the name of the
above said Mr. Omprakash N. Pariani, Bharat N. Pariani and
M/s. Keshava Kiyaan Reality LLP entered their names in the
occupants column of Survey forms I and XIV of the said
properties I and II respectively.

Further the other rights column / tenants column of Form I &
XIV of the said properties I and II are blank and so it does not
reveal any mundcarial rights or tenancy rights over the **"Said
Properties I and II "**.

Vide Sanad dated 18/12/2023 issued by the Additional
Collector North Goa at Mapusa Goa in respect of Conversion of


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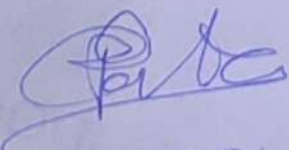
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the said properties I and II the land use of the same stands converted to Residential zone.

Vide Technical Clearance Order dated 19/09/2024 bearing Ref.No. TPB/9821/TCP-2024/10318 issued by the Office of the Senior Town Planner, Town & Country Planning Department, North Goa at Mapusa Goa, the said Mr. Omprakash N. Pariani, Bharat N. Pariani and M/s. Keshava Kiyaan Reality LLP obtained Technical Clearance for the construction of the comound wall and buildings in terms of the annexed plans in respect of amalgamation of properties and proposed construction of Residential / Commercial building, Swimming pool and compound wall in respect of the said properties I and II.

Vide construction license dated 18/12/2024 under construction license No. VP/32/9/24/2024-2025 /645 the Village Panchayat of Candolim issued construction license in respect of amalgamation of properties and proposed construction of Residential / Commercial building, Swimming pool and compound wall in respect of the said properties I and II.



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Vide NOC dated 16/01/2025 under No. DHS/2025/DHS0901O0013/8, The Directorate of Health Services, through Primary Health Centre Condolim issued NOC from sanitary point of view in respect of amalgamation of properties and proposed construction of Residential / Commercial building, Swimming pool and compound wall in respect of said properties I and II.

Nil Encumbrance Certificate bearing No. NEC/9/2025/409 dated 29.01.2025 issued by Sub-Registrar of Bardez states that after search has been made in book 1 and the indexes relating there to no act or and encumbrances relating to the said property I has been found.

Nil Encumbrance Certificate bearing No. NEC/9/2025/407 dated 29.01.2025 issued by Sub-Registrar of Bardez states that after search has been made in book 1 and the indexes relating there to no act or and encumbrances relating to the said property II has been found.


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OPINION:

In the light of the above I confirm that (1) **Mr. OMPRAKASH NIHCHALDAS PARIANI** residing at 1101, Samarth Prasad, Lokhandwala, Andheri(w), Mumbai-400053; (2) **MR. BHARAT NIHCHALDAS PARIANI**, resident of 301/2, Nihchal Mall Residence, Block 'B', GaurraWado, Calangute, Bardez, Goa, and; (3) **KESHAVA KIYAAN REALTY LLP**, having its office at Highland Tower, Forest Trails Tower no.4, Flat No.T4 204, Bhugaw, Taluka Mulshi, Pune, Maharashtra 412115, jointly have and hold absolute, valid, clear and marketable title of the said properties I and II, and to the duly approved proposed construction of Residential / Commercial building, Swimming pool and compound wall in respect of said properties I and II.

Date: 30.01.2025



Adv. Rodolfo Castro

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