

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 M/s. Keshava Kiyaan Reality LLP, for preparing the Title Certificate in respect of immovable properties known as "**SAICHEM BATTA**" also Known as "**SALICHEM BATTA**" also known as "**SALICHEM BHAT**" bearing cadastral No.1141 and presently **Survey No.94/2** admeasuring **1100** situated at Village, Marra, 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:-

DESCRIPTION OF THE PROPERTY

All that property known as "**SAICHEM BATTA**" also known as "**SALICHEM BATTA**" also known as "**SALICHEM BHAT**" as per the new survey records of rights, situated in the Village of Marra and within the limits of the Village Panchayat of Pilerne, Marra, Bardez,


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Taluka, District North and State of Goa, bearing Survey No. **94/2** of Village Marra, Bardez, totally admeasuring an area of **1100 sq. mts.**, which property is described in the Land Registry of Ilhas under number 11052 of Book B 29 New, page 74 reverse. This property shall hereinafter be referred to as the said property for the sake of brevity. The said property bears old cadastral Survey No 1141 and which is bounded as under:-

North : By property bearing Survey No. 94/1A;
South : By property bearing Survey No. 94/3A;
East : By property bearing Survey No. 95/1;
West : By Road.

DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

Copies of the following documents were submitted by Mr. Dinesh Dhanwani in relation to the said Property:

1. Description No.11052 issued by the Land Registry Office of Ilhas at Pages 74 reverse of Book B-29.
2. Form I & XIV computerised (new) issued by the Mamlatdar of Bardez at Mapusa Goa.
3. Form I & XIV manual/ handwritten (old) issued by the Talathi of Marra Village, Bardez Goa.
4. Cadastral Survey plan issued by the Head Office of Survey, Panaji Goa.
5. Survey plan of the said property bearing Survey No.94/2 of Marra Village issued by the Inspector of Survey and Land Records, Mapusa.


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6. Deed of Gift dated 2nd June 1973 drawn under Registration No.383 of Book No.I, Vol. 77 at pages 78 to 82 on 22-04-1973.
7. Deed of Gift dated 17-12-2019 registered before the Sub-Registrar of Bardez under No.BRZ-140692019 ON 18-12-2019.
8. Records and Proceedings of Inventory Proceeding No.451/2018/F before the Civil Judge Junior Division, Mapusa.
- (a) Application for initiation of Inventory Proceeding dated 04-09-2018.
 - (b) Declaration on oath of Head of Family dated 29-03-2019.
 - (c) Affidavits-depositions filed by Ubaldina Fernandes, B. Corriea, Sidney Nunes and Philomena Dsouza.
 - (d) Addl. Statement on oath of Head of Family dated 05-04-2023.
 - (e) Final List of Assets dated 06-01-2023 in Inventory Proceeding No.451/2018/F.
 - (f) Final Chart of allotment dated 10-02-2023
 - (g) Judgement, Order and Decree dated 03-05-2023 passed by the 'F Court' the Civil Judge Junior Division at Mapusa, Goa, in Inventory Proceeding No.451/2018/F.
9. Zoning Certificate dated 13-09-2023 issued by the Office of the Senior Town Planner, Mapusa.
10. Deed of Sale dated 15-02-2024, registered under no.BRZ-1-2086-2024, Book -1 Document, before the Sub-Registrar of Bardez, on dated 02-05-2024.

11. Sanad dated 18-07-2024 in respect of Conversion of the said property issued by the Additional Collector – III North Goa, at Mapusa.
12. Technical Clearance dated 19-02-2025 Office of the Senior Town Planning, Mapusa, Bardez, Goa.
13. Construction License dated 16-06-2025 issued by the Village Panchayat of Pilerne, Marra, Bardez, Goa.
14. N.O.C. dated 27-06-2025 issued by the Medical Health Officer, Primary Health Centre, Saligao, Bardez, Goa and
15. Nil Certificate of Encumbrance of Property dated 23-06-2025 and dated 00-02-2024


OFFICES SEARCHED:

I have given searches in the offices of Head Office ISLR, the Land Registrar/ Sub-Registrar of Ilhas and of Bardez, Court of Civil Judge, Mapusa, Bardez.

FLOW OF TITLE:

On perusal of the above listed documents and on giving searches in the relevant Offices it is seen that there exists an immoveable property known as “**SAICHEM BATTA**” also Known as “**SALICHEM BATTA**” also known as “**SALICHEM BHAT**” bearing cadastral No.1141 and presently **Survey No.94/2** admeasuring **1100** situated at Village, Marra, within the jurisdiction of village panchayats of Pilerne Marra, Bardez, Goa.

It is further found that the said property is found described in the Land Registration Office of Ilhas under No.11052 at page 74


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reverse of Book B-29. The said property bears old Cadastral Survey No.1141.

That said property came to be surveyed at the time of promulgation of survey (1973-74) and was allotted Survey No.**94/2** admeasuring **1100 sq.mt.** within the Jurisdiction of Village Panchayat of Marra, Taluka and Sub-District of Bardez, District North Goa, State of Goa.

The above said property originally belonged to Jacinto Agostinho Fernandes, who was married to Mrs. Maria Angelica Fernandes, who out of their marriage had 3 children namely (i) Mr. Basil Cosma Francisco Fernandes married to Mrs. Amelia Barbosa e Fernandes, (ii) Maria Emelia Fernandes e Souza married to Francisco Xavier de Souza and (iii) Epifania Escolastica Fernandes.

On the death of the said Mr. Jacinto Agostinho Fernandes, and his wife Mrs. Maria Angelica Fernandes the said properties devolved on their children (i) Mr. Basil Cosma Francisco Fernandes married to Mrs. Amelia Barbosa e Fernandes – 1/3rd, (ii) Mrs. Maria Emelia Fernandes e Souza married to Mr. Francisco Xavier de Souza – 1/3rd and (iii) Miss. Epifania Escolastica Fernandes – 1/3rd.

It is further found that vide Deed of Gift Dated 02/06/1973 duly registered before the Sub-Registrar of Ilhas under Registration No. 383, BK No. 1, Vol No. 77 at pages 78 to 82 dated 22/07/1973.

The above said (i) **Mr. Francisco Xavier de Souza** the widower of late Maria Emelia Fernandes e Souza and his two daughters namely (ii) Miss. Lucia De Souza, (iii) Martha De Souza, and above said **Miss. Epifania Escolastica Fernandes**, gifted their share of the said properties to Norbert Fernandes and Agnelo Sylvester Fernandes both sons of Mr. Basil Cosma Francisco Fernandes.

Based of the Gift Dated 02/06/1973 Manual handwritten Survey Form I & XIV of the said property has been mutated and reflects the names of Norbert Anthony Fernandes and Agnelo Sylvester Fernandes as owners of the said property. The said entries clearly establishes that the title of the said property ran through said Norbert Anthony Fernandes and Agnelo Sylvester Fernandes as owners from 1973.

That the said MR. AGNELO SYLVESTER FERNANDES ALIAS AGNELO SILVESTRE FERNANDES alias AGNELO FERNANDES, son of Late Basil Cosma Francisco Fernandes, vide application dated 04-09-2018, initiated inventory proceedings No.451/2018/F in the court of THE CIVIL JUDGE JUNIOR DIVISION, at Mapusa, for devolution of the inheritance of Late Jacinto Fernandes alias Jacinto Agostinho Fernandes, and Mrs. Maria Angelica Fernandes.

It is further seen from the records of the said Inventory Proceedings that the above said Agnelo Sylvester Fernandes who vide Declaration on oath dated 29-03-2019 gave the family tree of all



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the co-owners running from Jacinto Fernandes alias Jacinto Agostinho Fernandes, and Mrs. Maria Angelica Fernandes.

It is further seen from the records of inventory Proceedings that the death of above said Jacinto Fernandes alias Jacinto Agostinho Fernandes, and Mrs. Maria Angelica Fernandes has been proved in accordance of the prevailing law through the Affidavits-depositions filed by Ubaldina Fernandes, B. Corriea, Sidney Nunes and Philomena Dsouza.

That during the inventory proceedings it was brought on record in the court that vide of Deed of Gift dated 17th December, 2019 which is registered before the office of the Sub Registrar of Bardez at Mapusa under No. BRZ-140692019 dated 18th December, 2019 one co-owner Mrs. Lydia Fernandes alias Leocadia Epifania Justina alias Lyola Fernandes has bequeathed her undivided share in the estate left behind by the Deceased in favour of Mr. Floyd Rodrigues.

It is further seen that the said Property was listed at Item Nos.III of the Final List of Asset dated 06-01-2023.

It is further seen that vide Final Chart of Allotment dated 10-02-2023 the said property came to be allotted to Floyd Rodrigues married to Ayesha Rodrigues, Philomena Fernandes, Basil Anthony Fernandes married to Abigail Ubaldina Fernandes M/s Blossom Beryl Fernandes, spinster, Bosco John Fernandes married to Alisha Fernandes, Brian Eugeno Fernandes married to

Giselle Fernandes and Agnelo & Sylvester Fernandes alias Agnelo Silvestre Fernandes married to Lovina Ethel Fernandes, who became the absolute lawful co-owners of the said property.

It is further seen that vide Judgement, Order and Decree dated 3rd May 2023 the Inventory Proceedings No.451 of 2018 was concluded.

That thereafter vide Deed of Sale dated 15-02-2024 registered under no. BRZ-1-2086-2024, Book -1 Document, before the Sub-Registrar of Bardez, on dated 02-05-2024 the above said M/s. Keshava Kiyaan Reality LLP purchased the above said property.

That vide Mutation No. 94771 the name of the above said M/s. Keshava Kiyaan Reality LLP is entered in the occupants column as the absolute owner of the said property.

Vide Technical Clearance Order dated 19-02-2025 issued by the Office of the Senior Town Planner, Town & Country Planning Department, North Goa at Mapusa the said M/s. Keshava Kiyaan Reality LLP obtained Technical Clearance for the Amalgamation of plots and construction of the said Residential Building D, Revision of Villa B and Villa C, swimming pools and compound wall in terms of the annexed plans in respect of the said property.

Vide construction license dated 16-06-2025 bearing Ref. No.VP/PM/F.17/Amalgamation of plots and Res. Building D,

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Revision of Villa B and Villa C, swimming pools and compound wall/2025-26/752 the Village Panchayat of Pilerne Marra, Bardez Goa has granted License for carrying out amalgamation of plots and the construction of residential building D, revision of Villa B and Villa C, swimming pools and compound wall in Survey No.94/2 i.e. the said property and Survey No.94/3 and 94/3-A, Marra, Bardez Goa.

Vide NOC dated 27-06-2025 the Health Officer, Medical Primary Health Centre, Saligao issued no objection in respect of the said construction in the said property.

Further Form I & XIV of the said property described above does not reveal any mundcarial rights or tenancy rights over the **"Said Property hereby sold"**;

OPINION:

In the light of the above I confirm that **KESHAVA KIYAAN REALTY LLP**, having its office at Highland Tower, Forest Trails Tower no.4, Flat No.T4 204, Bhugaw, TalukaMulshi, Pune, Maharashtra 412115, jointly have and hold absolute, valid, clear and marketable title of the said property.

Date: 08-07-2025


Adv. Rodolfo Castro

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