

**Shivan S.Desai**  
ADVOCATE

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**TITLE REPORT**

To,  
**VIANAAR PROPERTIES PRIVATE LIMITED**  
Having its Registered Office at  
Flat No. 308, 3<sup>rd</sup> Floor,  
Hiren Light Indust. Co. Op. Soc.,  
Mogul Lane, Mahim (West),  
Mumbai.

- I. I have perused the photocopies of the following documents:
- a) Survey Records Form I & XIV bearing Survey No. 242/0 (242/1) of Village Anjuna, Bardez - Goa.
  - b) Registo do Agrimensor
  - c) Auto De Demarcacao (Proceedings of Demarcation)
  - d) Index of Land of Village Anjuna
  - e) Form III
  - f) Manual Form I & XIV



- g) Inventory Proceedings bearing No. 9/2000/B filed before the Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa (Statement on Oath; List of Assets; Chart of Allotment);
- h) Order dated 12/04/2017 passed in Inventory Proceedings bearing No. 9/2000/B by the Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa
- i) Burial Certificate dated 22/05/2017 of Alex Manuel Albuquerque
- j) Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa (Statement on Oath; List of Assets; Chart of Allotment);



- k) Order dated 12/04/2017 passed in Inventory Proceedings bearing No. 223/2010/B by the Civil Judge Senior Division, 'B' Court at Mapusa
- l) Burial Certificate dated 30/08/2017 of Miss Maria Clotildes Albuquerque alias Maria Clotilda Albuquerque
- m) Deed of Sale dated 04/01/2018 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-00071-2018, CD No. BRZD792 dated 04/01/2018
- n) Deed of Sale dated 16/04/2018 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-01757-2018, CD No. BRZD797 dated 17/04/2018
- o) Deed of Sale dated 24/11/2020, registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-1-2977-2020 dated 24/11/2020



- p) Certificate dated 19/01/2021 issued by Adv. Ralph Mascarenhas, Calangute, Bardez – Goa
- q) Cadastral Survey Plan
- r) Survey Plan

**PERMISSIONS OBTAINED**

- s) Correspondence Certificate dated 27/04/2017 issued by Prazeres A. Gonsalves, Surveyor, Mapusa, Goa
- t) No Objection Certificate dated 11/04/2018 bearing No. 4/81/2018-Registration/385 issued by the State Registrar-Cum-Head of Notary Services, Panaji – Goa for execution of Deed of Sale
- u) Order dated 12/11/2018 bearing Ref. No. TPB/4612/ANJ/TCP-18/4706 issued by Town and Country Planning Department, Mapusa – Goa for assessment of Infrastructure Tax



- v) Technical Clearance Order dated 13/11/2018 bearing Ref. No. TPB/4612/ANJ/TCP-18/4726 issued by the Senior Town Planner, Town and Country Planning Department, Mapusa – Goa.
- w) Report dated 19/11/2018 bearing Ref No. TPB/4612/ANJ/TCP-18/4833 issued by the Senior Town Planner, Town and Country Planning Department, Mapusa – Goa
- x) Conversion Sanad dated 20/06/2019 bearing No. 4/199/CNV/AC-III/2018 issued by the Additional Collector-III, North Goa, Mapusa – Goa
- y) Letter dated 27/09/2019 bearing No. 14-4/DSLRL-Rec-I/6963/19/2962 issued by Directorate of Settlement and Land Records, Panaji - Goa
- z) Nil Encumbrance Certificate dated 24/05/2017 bearing No. 1191/2017



- aa) Nil Encumbrance Certificate dated 15/05/2020  
bearing No. 845/2020
- bb) Nil Encumbrance Certificate dated 04/11/2020  
bearing No. 1924/2020
- cc) Site Plan

II. **DESCRIPTION OF THE PROPERTY:**

**SCHEDULE**

**ALL THAT** immovable property known as “**VAGATOR**”, admeasuring **3850 sq. mts.** and surveyed under **survey No. 242**, sub-**division No. 0**, situated at Village **Anjuna**, within the limits of the Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa which property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and is bounded as under:-



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Towards the North :- By the property bearing survey  
No. 206/1 of Village Anjuna;

Towards the South :- By the property bearing survey  
No. 206/1 of Village Anjuna;

Towards the East :- By the property bearing survey  
No. 206/1 of Village Anjuna;

Towards the West :- By the property bearing survey  
No. 206/1 of Village Anjuna

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

### **III. TRACING OF PARTIES TITLE:**

1. The **SAID PROPERTY** is neither described nor inscribed in the Land Registration Records. ***Inscription and Description Records*** are records maintained during the Portuguese Regime wherein the record of title was maintained. The said records carry presumption of possession of title under the applicable Portuguese Law.



2. **Cadastral Survey Records** read with the **Registo Do Agrimensor** reveals that **the SAID PROPERTY** bearing old Cadastral Survey No. **2851** originally belonged to Maria Clotildes Albuquerque daughter of Aleixo Manoel Albuquerque and of Estefania Mendes. **Index of Land** of Anjuna Village also substantiates that the old Cadastral Survey No. **2851** was possessed by the said Maria Clotildes Albuquerque.
3. Correspondence Certificate dated 27/04/2017 issued by Prazeres A. Gonsalves, Surveyor, Mapusa, Goa reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. **2851** corresponds to survey No. **242/0** of Village Anjuna, Bardez – Goa.
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 was 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. The said Cadastral Survey No. 2851 read with the Registo Do Agrimensor, Index of Land and the Correspondence Certificate establishes that **the SAID PROPERTY** originally belonged to Maria Clotildes Albuquerque.
6. Inventory Proceedings bearing No. 9/2000/B were filed upon the death of parents of Maria Clotildes Albuquerque namely Alex Manuel Albuquerque and Estefania Mendes. Although the SAID PROPERTY originally belonged to Maria Clotildes Albuquerque,



the said Inventory Proceedings bearing No. 9/2000/B assumes importance since the said Maria Clotildes Albuquerque passed away as a spinster and in view of the same, the right to the SAID PROPERTY was inherited by the collaterals namely siblings of the said Maria Clotildes Albuquerque which inheritance is established by the Inventory Proceedings bearing No. 9/2000/B and Inventory Proceedings bearing No. 223/2010/B

7. Statement on Oath of the Administrator dated 09/06/2009 filed in Inventory Proceedings bearing No. 9/2000/B before the Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa reveals that :

A. THAT Alex Manuel Albuquerque was married to Estefania Mendes and they both passed away on 18/11/1944 and 13/09/1951 respectively leaving behind their following 6 children as their legal heirs.

i. Maria Clothilda Albuquerque



- ii. Dr. Gregory Mario Albuquerque alias  
Gregory Albuquerque alias Gregoria  
Albuquerque alias Grygoria Albuquerque
- iii. Artemezia Albuquerque married to  
Silverio de Mello
- iv. Amos Leo Albuquerque alias Amas  
Albuquerque alias Amus Albuquerque  
alias Ameos Albuquerque alias Amancio  
Leao Albuquerque alias Amancio  
Albuquerque married to Violet Menezes  
alias Violeta Maria Clotilde de Menezes  
alias Violeta Maria Menezes Albuquerque
- v. Miss Celina Albuquerque alias Selina  
Albuquerque
- vi. Mrs. Florence Albuquerque married to  
James Wilfred Alemida

B. THAT the said Maria Clothilda Albuquerque  
passed away on 04/07/1969 in the status of  
spinster; the said Dr. Gregory Mario



Albuquerque alias Gregory Albuquerque alias  
Gregoria Albuquerque alias Grygoria  
Albuquerque passed away on 23/09/1983 in the  
status of bachelor and the said Miss Celina  
Albuquerque alias Selina Albuquerque passed  
away on 24/05/1998 in the status of spinster.

- C. THAT the said Artemezia Albuquerque and his  
wife, Silverio de Mello both passed away later on  
20/10/1956 and former on 21/11/1985  
respectively leaving behind their following 5  
children as their legal heirs :
- i. Miss Edna Olive De Mello (spinster)
  - ii. Bessie De Mello (died on 28/08/2008 as  
spinster)
  - iii. Bertie De Mello alias Albert alias Bertie  
Silverio D'Mello alias Albert John Xavier  
D'Mello (died on 08/03/2009 as bachelor)
  - iv. Lino D'Mello (died on 12/02/2005 as  
bachelor)



v. Miss Violet De Mello (spinster)

D. THAT the said Amos Leo Albuquerque alias Amas Albuquerque alias Amus Albuquerque alias Ameos Albuquerque alias Amancio Leao Albuquerque alias Amancio Albuquerque and his wife, Violet Menezes alias Violeta Maria Clotilde de Menezes alias Violeta Maria Menezes Albuquerque both passed away former on 03/11/1986 and later on 07/06/1988 respectively leaving behind their only son as their legal heir, namely Mr. Vijay Alex Amos Albuquerque married to Blossom Adelaide Albuquerque

E. THAT the said Mrs. Florence Albuquerque and her husband, James Wilfred Alemida both passed away former on 30/08/1995 and later on 17/11/1997 respectively leaving behind their following 2 children as their legal heirs :



- i. Peter Anthony Almeida married to Sylvia Braganza
- ii. Theresa Philomena Almeida married to Godfrey Saldanha

F. THAT the said Mr. Peter Anthony Almeida passed away on 28/07/1996 leaving behind his widow and moiety holder, the said Mrs. Sylvia Braganza and his following 3 children as his sole and universal legal heirs:

- i. Miss Sharon Almeida
- ii. Mr. Shiffault Almeida
- iii. Miss Sharlene Almeida

G. THAT the said Godfrey Saldanha passed away in December, 1997 leaving behind his widow and moiety holder, the said Mrs. Theresa Philomena Almeida and his following 4 children as his sole and universal legal heirs:



- i. Mrs. Edalin Saldanha married to Patrick  
John Fernandes
  - ii. Mr. Alan Saldanha
  - iii. Mr. Russel Saldanha
  - iv. Mrs. Shirley Fernandes married to Mr.  
Terry Fernandes
8. Upon the death of the said Alex Manuel Albuquerque  
alias Aleixo Manuel Albuquerque, Inventory  
Proceedings bearing No. 9/2000/B filed before the  
Ad-Hoc Additional Senior Civil Judge, 'B' Court at  
Mapusa was instituted by the said Vijay Alex Amos  
Albuquerque. **Although the SAID PROPERTY was  
not listed in the said Inventory Proceedings  
bearing No. 9/2000/B, the said inventory confirms  
that even after consideration of death of Miss  
Celina Albuquerque alias Selina Albuquerque and  
her succession, the heirship as stipulated in  
Inventory Proceedings bearing No. 223/2010/B  
remains unchanged. Inadvertently the date of**



**death of the said Alex Manuel Albuquerque was mentioned as 18/11/1994 instead of 18/11/1944. The Burial Certificate dated 22/05/2017 of the said Alex Manuel Albuquerque reveals the correct date is 18/11/1944 and the same is a typographical error.**

9. Statement on Oath of the Administrator dated 30/07/2010 filed in Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa reveals as under:

A. THAT the said Miss Maria Clotildes Albuquerque alias Maria Clotilda Albuquerque passed away on 04/07/1968 leaving behind her following nieces and nephews as her only legal heirs.

- i. Miss Edna Olive De Mello
- ii. Miss Violet De Mello
- iii. Mr. Vijay Alex Amos Albuquerque married to Blossom Adelaide Albuquerque



iv. Mr. Peter Anthony Almeida married to  
Sylvia Braganza

v. Mrs. Theresa Philomena Almeida married  
to Godfrey Saldanha

B. THAT the said Mr. Peter Anthony Almeida  
passed away on 28/07/1996 leaving behind  
his widow and moiety holder, the said Mrs.  
Sylvia Braganza and his following 3 children  
as his sole and universal legal heirs:

- i. Miss Sharon Almeida
- ii. Mr. Shiffault Almeida
- iii. Miss Sharlene Almeida

C. THAT the said Godfrey Saldanha passed away  
in December, 1997 leaving behind his widow  
and moiety holder, the said Mrs. Theresa  
Philomena Almeida and his following 4  
children as his sole and universal legal heirs:



- i. Mrs. Edalin Saldanha married to Patrick  
John Fernandes
- ii. Mr. Alan Saldanha
- iii. Mr. Russel Saldanha
- iv. Mrs. Shirley Coutinho married to Mr.  
Coutinho

10. Additional Declaration dated 17/11/2014 filed in Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa further reveals THAT the said Mrs. Sylvia Braganza alias Sylvia P. Almeida passed away on 29/06/2014 leaving behind her following 3 children as her sole and universal legal heirs:

- i. Miss Sharon Almeida
- ii. Mr. Shiffault Almeida
- iii. Mrs Sharlene Almeida alias Shaleen Elaine  
Almeida married to Mr. Merrick Loreto Pinto



11. Additional Declaration dated 07/11/2015 filed in Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa further reveals THAT there was a mistake in the surname of the said Mrs. Shirley and in the name of her husband was incomplete which was corrected as Mrs. Shirley Fernandes married to Mr. Terry Fernandes.
  
12. Upon the death of the said Maria Clotilda Albuquerque, Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa was instituted by the said Vijay Alex Amos Albuquerque and **the SAID PROPERTY** was listed at ITEM NO. XXVI.
  
13. Vide Terms of Settlement/compromise dated 29/03/2017 and Chart of Allotment dated 12/04/2017 filed in Inventory Proceedings bearing No. 223/2010/B by the Civil Judge Senior Division,



'B' Court at Mapusa, the **SAID PROPERTY** was allotted to the following persons in the following shares :

Mr. Vijay Alex Amos Albuquerque married to Blossom Adelaide Albuquerque	<b>½ SHARE</b>
Miss Sharon Almeida	<b>3/24<sup>th</sup> Share</b>
Mr. Shiffault Almeida	<b>1/24<sup>th</sup> Share</b>
Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto married to Mr. Merrick Loreto Pinto	<b>1/12<sup>th</sup> Share</b>
Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha	<b>1/4<sup>th</sup> Share</b>

14. Vide Order dated 12/04/2017 passed in Inventory Proceedings bearing No. 223/2010/B by the Civil Judge Senior Division, 'B' Court at Mapusa the said Chart of Allotment dated 12/04/2017 was confirmed and the said Mr. Vijay Alex Amos Albuquerque along

with his wife, Mrs. Blossom Adelaide Albuquerque; Miss Sharon Almeida; Mr. Shiffault Almeida; Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto along with her husband, Mr. Merrick Loreto Pinto and Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha became owners of **the SAID PROPERTY** in their respective shares.

15. **In the Inventory Proceedings bearing No. 9/2000/B filed before the Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa, it was stated that the said Maria Clothilda Albuquerque passed away on 04/07/1969 and in the Inventory Proceedings bearing No. 223/2010/B filed before the Civil Judge Senior Division, 'B' Court at Mapusa, it was stated that the said Miss Maria Clotildes Albuquerque alias Maria Clotilda Albuquerque passed away on 04/07/1968. However Death and Burial Certificate dated 30/08/2017 of the said Miss Maria Clotildes**



**Albuquerque alias Maria Clotilda Albuquerque reveals the correct date is 04/07/1968 and the death date of the said Miss Maria Clotildes Albuquerque alias Maria Clotilda Albuquerque as 04/07/1969 is typographical error.**

16. Vide Deed of Sale dated 04/01/2018 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-00071-2018, CD No. BRZD792 dated 04/01/2018, the said Miss Sharon Almeida; Mr. Shiffault Almeida; Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto along with her husband, Mr. Merrick Loreto Pinto and Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha sold their  $\frac{1}{2}$  or 50% undivided Share (i.e. admeasuring **1925 sq. mts.**) in **the SAID PROPERTY** totally admeasuring 3850 sq. mts., in favour of Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited.



17. Mr. Vijay Alex Amos Albuquerque along with his wife, Mrs. Blossom Adelaide Albuquerque obtained No Objection Certificate dated 11/04/2018 bearing No. 4/81/2018-Registration/385 from the State Registrar-Cum-Head of Notary Services, Panaji – Goa for execution of Deed of Sale.
18. Vide Deed of Sale dated 16/04/2018 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-01757-2018, CD No. BRZD797 dated 17/04/2018, the said Mr. Vijay Alex Amos Albuquerque along with his wife, Mrs. Blossom Adelaide Albuquerque sold their  $\frac{1}{2}$  or 50% undivided Share (i.e. admeasuring **1925 sq. mts.**) in **the SAID PROPERTY** totally admeasuring 3850 sq. mts., in favour of Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited.



19. In pursuance to the said Deed of Sale dated 04/01/2018 and Deed of Sale dated 16/04/2018, the said Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited became absolute owners in possession of **the SAID PROPERTY** totally admeasuring 3850 sq. mts.
20. Vide Deed of Sale dated 24/11/2020, registered before Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-1-2977-2020 dated 24/11/2020, the said RVS Property Developers and Consultants Private Limited and the said Mrs. Maria Cristina Rita Pinto Do Rosario along with her husband, Mr. Mark Anthony Pinto Do Rosario sold **the SAID PROPERTY** totally admeasuring 3850 sq. mts. in favour of Vianaar Properties Private Limited.



21. **Manual Form I & XIV and Form III** are Revenue Records prepared under the applicable Goa Land Revenue Code and in the same, name of Celina Albuquerque is originally featuring.
22. Vide Order dated 12/11/2018 bearing Ref. No. TPB/4612/ANJ/TCP-18/4706 issued by Town and Country Planning Department, Mapusa - Goa, Infrastructure Tax was assessed for carrying out construction of residential villa in the **said Property**.
23. Technical Clearance Order dated 13/11/2018 bearing Ref. No. TPB/4612/ANJ/TCP-18/4726 issued by the Senior Town Planner, Town and Country Planning Department, Mapusa - Goa was obtained by the said Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited for construction of residential villa, swimming pool and compound wall in the **said Property**.



24. Vide Letter dated 27/09/2019 bearing No. 14-4/DSLR-Rec-I/6963/19/2962, Directorate of Settlement and Land Records, Panaji – Goa has informed that there was no sub-division in Survey No. 242 in Anjuna Village of Bardez Taluka at the time of first survey conducted in the year between 1968 to 1972. Hence the Survey No. 242/0 as per Form I & XIV and Survey No. 242/1 as per Survey Plan of Anjuna Village of Bardez Taluka may be treated as one and the same.

25. Certificate dated 19/01/2021 issued by Adv. Ralph Mascarenhas, Calangute, Bardez – Goa reveals that Public Notice dated 26/10/2020 was published in daily newspaper Navhind Times and Gomantak on 27/10/2020 in respect of the **SAID PROPERTY**, admeasuring **3850 sq. mts.** bearing Survey No. **242/0** of Village **Anjuna**, Bardez – Goa and no objections were received in pursuance to the said Public Notice. In this respect, conclusion is based on



the Certificate dated 19/01/2021 issued by Adv.  
Ralph Mascarenhas, Calangute, Bardez – Goa.

26. I have inspected the originals of the following  
documents :

- i. Deed of Sale dated 04/01/2018 registered  
before Sub-Registrar of Bardez, Mapusa -  
Goa under No. BRZ-BK1-00071-2018, CD No.  
BRZD792 dated 04/01/2018
- ii. Deed of Sale dated 16/04/2018 registered  
before Sub-Registrar of Bardez, Mapusa -  
Goa under No. BRZ-BK1-01757-2018, CD No.  
BRZD797 dated 17/04/2018
- iii. Deed of Sale dated 24/11/2020, registered  
before Sub-Registrar of Bardez, Mapusa -  
Goa under No. BRZ-1-2977-2020 dated  
24/11/2020



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27. In light of above, considering the fact that the Cadastral Survey Records, Registo Do Agrimensor, Correspondence Certificate, Inventory Proceedings bearing No. 9/2000/B filed before the Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa, Order dated 12/04/2017 passed in Inventory Proceedings bearing No. 223/2010/B by the Civil Judge Senior Division, 'B' Court at Mapusa, Deed of Sale dated 04/01/2018, Deed of Sale dated 16/04/2018, Letter dated 27/09/2019 bearing No. 14-4/DSLRL-Rec-I/6963/19/2962 issued by Directorate of Settlement and Land Records, Panaji - Goa and Deed of Sale dated 24/11/2020 and the Survey Records in respect of the **SAID PROPERTY** have remained unchallenged and survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that **VIANAAR PROPERTIES PRIVATE LIMITED** have clear and marketable title in respect 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. Conversion Sanad dated 20/06/2019 bearing No. 4/199/CNV/AC-III/2018 issued by the Additional Collector-III, North Goa, Mapusa – Goa reveals that the **said Property** admeasuring 3850 sq. mts. was converted for Residential with 60 F.A.R.
4. 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. 242/0 reflects the name of VIANAAR PROPERTIES PRIVATE LIMITED in Form I & XIV issued by the Department of Survey, Government of Goa, which establishes the possession of the present owners.

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 04/11/2020 bearing No. 1924/2020 in respect of the **SAID PROPERTY** is furnished to establish that there is no encumbrance in respect of the **SAID PROPERTY**.

**CERTIFICATE**

From the documents produced from my scrutiny, I hereby certify that **VIANAAR PROPERTIES PRIVATE**



**LIMITED** have a clear and marketable title in respect of the **SAID PROPERTY**.

➤ **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;
  - (b) I have taken the title documents under which Maria Clotilda Albuquerque daughter of Aleixo Manoel Albuquerque and of Estefania Mendes 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 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;



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- 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.



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- 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:- 25/01/2021



**(Adv. Shivan S. Desai)**

