

ADV. R. D. MANDREKAR

Off. No. 310
Boshan Apartment
Mapusa - Bardez, Goa.
9923640046

Ref. No.

Date: 15.02.2019

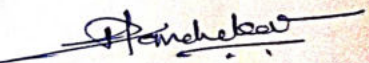
TITLE REPORT

Documents Produced by

Mr. Pankaj Dabral
Porvorim, Bardez Goa.

Documents Produced

1. Form I and XIV concerning Sy. No. 186/5 of Assagao Village.
2. Survey Plan concerning Sy. No. 186/5 of Assagao Village.
3. Description certificate No. 13254 at folio 145 of Book B-34(new)
4. Description certificate No. 27729 at folio 188 of Book B-71(new)
5. Inscription certificate No. 20659 of the Book G -27 at Folio 58.
6. Old cadastral plan and Registo do Agrimensor.
7. Inventory proceeding No. 159/2006/F.
8. Deed of Gift with Acceptance dated 25.09.1981.
9. Nil Encumbrance certificate.
10. Inventory proceeding on death of Nazario Caetano Fernandes.
11. Sanad
12. Approvals and License.
13. sale deed dated 17.10.2016.


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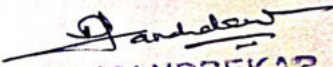
Offices Searched

Office of Talathi of Village Assagao
Taluka Revenue Office, Mapusa
Office of Land Survey, Mapusa.
Office of Sub-Registrar of Bardez at Mapusa
Archaeology department

Description of Property:

SCHEDULE

That there exist of a property known as " Santerechem Bata" or "Chafedor" or "Khursawado", surveyed under survey no. 186/5 of the Village of Assagao, Bardez, Goa, admeasuring 3500 sq. mts alongwith the old dilapidated house bearing house Number 27/2, found described in the Land Registration Office of Bardez at Mapusa under No. 13254 of folio 145 of book -B 34, and under No. 27729 of folio 118 book no. 71, and inscribed under No. 20659 of folio 58 of Book G27, found enrolled in land revenue office under No. 1276 of first circumscription


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Hereinafter referred to as "THE SAID PROPERTY" and the said property presently bounded as under,

East: by property bearing survey No. 186/6, 31, 33, 49

West: by property bearing survey no. 186/4.

North: by property bearing survey no. 185/9, 10, 15 and 8(part).

South: by public road

Flow of title:

I have examined the documents mentioned at Para (2) above and carried out searches in the various offices mentioned at Para (3) above. From the documents examined and the searches carried out it transpires that:-

TRACING OF PARTIES TITLE:-

The said property originally belonged to Mrs. Maria Arcanzela De Souza widow of Nazario Caetano Fernandes of Assagao, Bardez Goa.

That the said Nazario Caetano Fernandes expired on 21.04.1951 and upon his death an inventory proceeding has been instituted and by virtue of the said


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inventory proceeding, his wife said Maria Arcanzela De Souza allotted Half share in the property described under No. 13254 of folio 145 of book - B 34 , and their son Mr. Antonio Josephat Hipolito Fernandes allotted half share in the property described under No. 13254 of folio 145 of book - B 34 and the entire share of the said property described under No. 27729 of folio 118 book no. 71.

That thereafter vide deed of gift and acceptance dated 25th September 1965, drawn in the office of Notary of Judicial division of Bardez at Folio 73 onwards of Book No. 679, the said Maria Arcanzela De Souza gifted her share in favour of her grandson Mr. Nazario Conrad Niceto do Josephato son of Mr. Antonio Josephat Hipolito Fernandes.

That thereafter vide deed of sale dated 22. 09. 1981, duly registered in the office of Sub Registrar of Bardez under No. 14 at pages 170 to 176 Book I volume No. 169 dated 02.01.1982, The said Mr. Antonio Josephat Hipolito Fernandes and his wife Mrs. Maria Graca Arsenia Marcelina Dias e Fernandes and their son Mr. Nazario Conrad Niceto do Josephato in the status of bachelor sold the said property to Mr. Luis Caetano Fernandes.


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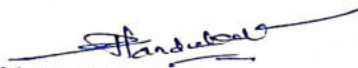
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Upon the death of said Luis Caetano Fernandes and his wife Mrs. Rosemarie Fernandes an Inventory proceeding bearing 159/06/F was instituted and the final chart of allotment/Partition prepared in the said inventory Proceeding was confirmed and made absolute by order dated 30.06.2008, passed by civil judge Junior division Mapusa and in the said inventory proceeding their children's Namely Miss. Vanessa Fernandes, Miss. Nivedita Luis Fernandes, Miss. Gertrude Luis Fernandes, acquired equal right and share in the said property.

That vide deed of sale dated 17.10.2016, registered under No. BRZ-BK1-04353-2016, Book -1 Document, CD Number BRZD83 on dated 18.10.2016 the said Miss. Vanessa Fernandes, Miss. Nivedita Luis Fernandes, Miss. Gertrude Luis Fernandes, sold the said property to M/s. Assagao Resorts LLP.

That on the basis of sale deed dated 17.10.2016 M/s. Assagao Resorts LLP is legal lawful owner in absolute possession and no other persons have any right on the said property.

That the present owners have obtained Conversion sanad, Technical Clearances and construction Licence and approvals in respect to the said property.


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In addition to above, I have to make the following observations:

No tenants or Mundkars are reflected in the survey records of the said property.

The Urban Ceiling Act is not applicable to the State of Goa.

No encroachment on the said property.

No disputes or litigations pending on the said property

ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Bardez, and have not found any registered mortgages in respect of the said property. From the Nil encumbrance Certificate issued by Sub Registrar of Bardez at Mapusa confirming that there are no encumbrance registered in the said department in respect of the said property described above.

Legal Opinion:

on the basis of above documents I have therefore to opine that M/s. Assagao Resorts LLP, is legal lawful owner in exclusive possession of the said property and their title to the said property is clear and marketable. As such, they are legally entitled to sell/transfer/convey/alienate/mortgage the said property in favour of any person or institution.


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