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TITLE REPORT

I. DOCUMENTS PERUSED

I have perused the photocopies of the following documents:

- a) Form I & XIV of property bearing Survey No. 79/3B of village Reis magos, Bardez – Goa.
- b) Survey Plan of property bearing Survey No. 79/3B of village Reis magos, Bardez – Goa.
- c) Deed of Exchange and Partition dated 25/02/1986, registered under No.242, Vol. No.235, of Book I dated 20/11/1987 before the Sub Registrar of Ilhas.
- d) Deed of Sale dated 19/10/1990, registered under No.563/91, Book I, Vol. No.137 dated 6/6/1991 before the Sub Registrar of Bardez.



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- e) Deed of Sale dated 24/05/2007, registered under No.3348, Book I, Vol. No.2189 dated 4/7/2007 before the Sub Registrar of Bardez.
- f) Deed of Partition dated 6/10/2010, registered under No.PNJ-BK1-02888-2010 CD No.PNJD3 dated 7/10/2010 before the Sub-Registrar of Ilhas.
- g) Deed of Sale dated 21/02/2019 registered under No.BRZ-1-502-2019, Book No.I dated 25/02/2019 before the Sub Registrar of Bardez.

II. DESCRIPTION OF THE PROPERTY:

Schedule

All that Property bearing Survey no. 79/3B, village Reis Magos, admeasuring 3671 sq.mts forming part of the property known as "D. JILL" or "DON JILL" of within the limits of Village Panchayat Of Reis Magos, Taluka Bardez, State of Goa, described under 7811 of Book B-21



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and 8477 of Book B22 (new) in Land Registration office of Ilhas, at
Panaji and not know to registered in Taluka Revenue office and
bounded as under:-

To the East: By Road;

To the West: By property bearing Survey no.27/2 of village Reis Magos.

To the North: By property bearing Survey no.79/1 of village Reis Magos.

To the South: By property bearing Survey no.79/3 of village Reis Magos.

This property shall hereinafter referred to as the **SAID PROPERTY**.

III. TRACING OF PARTIES TITLE:

1. A property known as "D.JILL" was originally owned and
possessed by Late Vishnu Naique Panvelcar and his wife Late Savitribai
Vishnu Naique Panvelcar.



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2. That upon the death of Late Vishnu Naique Panvelcar an Inventory Proceedings No.2/1975 was filed before the Court of Civil Judge Senior Division at Panaji and by a Deed of Exchange and Partition dated 25/02/1986, registered under No.242, Vol No.235, of Book No.I, dated 20/11/1987 before the Sub-Registrar of Ilhas, partition and exchange various properties amongst the heirs was effected.

3. By the said deed of partition the property "D.JIL" was sub divided into 10 plots identified in the said Deed of Partition and Exchange as part I , II ,III,IV , V , VI , VII, VIII, IX and X. The plot identified as plot 9 formed part of the property bearing survey no. 79/3 of village Verem, Reis Magos, was allotted to Mr. Govind V.N. Panvelkar and his wife Mrs. Sharad Govind Naique Panvelkar vide the said Deed of Exchange and Partition.



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4. That vide Deed of Sale dated 19/10/1990, registered under No.563/91, Book I, Vol No.137 dated 6/6/1991 before the Sub Registrar of Bardez, Mr.Govind V.N. Panvelkar and his wife Mrs. Sharad Govind Naique Panvelkar sold the said plot No.9 to M/S Fericem Engineering Company Pvt. Ltd., a company incorporated under the Indian Companies Act.

5. The said M/S Fericem Engineering Company Pvt. Ltd., after acquiring ownership to the said plot got the same partitioned and surveyed and the partitioned plot is presently surveyed under survey no. 79/3 B of village Reis Magos, which is the **SAID PROPERTY**.

6. That vide Deed of Sale dated 24/05/2007, registered under No.3348, Book I, Vol. No.2189 dated 4/7/2007, before the Sub Registrar of Bardez, M/S Fericem Engineering Company Pvt. Ltd., sold the **SAID PROPERTY** to M/s Augustine and Augustine and M/s Wides Properties and Holdings.



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7. That By Deed of Partition dated 6/10/2010, registered under No.PNJ-BK1-02888-2010 CD No.PNJD3 dated 7/10/2010 before the Sub-Registrar of Ilhas, the properties jointly owned by M/s Augustine and Augustine and M/s Wides Properties and Holdings were partitioned and the **SAID PROPERTY** was allotted to M/S Augustine and Augustine.

8. That by Deed of Sale dated 21/02/2019 registered under No.BRZ-1-502-2019, Book No.I dated 25/02/2019 before the Sub Registrar of Bardez Mrs. Kasu Dhruthi Reddy, Ms. Kasu Jyotsna Reddy, Mr. Thomas Abraham, Mr. John Abraham and Mr. Abraham J. Abraham have acquired ownership of the **SAID PROPERTY** from M/S Augustine and Augustine.



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9. Thus, Mrs. Kasu Dhruthi Reddy, Ms. Kasu Jyotsna Reddy, Mr. Thomas Abraham, Mr. John Abraham and Mr. Abraham J. Abraham are the owners in possession of the **SAID PROPERTY**.

IV. CONCLUSION:

Taking the above said documents and papers to be the true copies of the originals and considering various facts herein above discussed, I certify that:

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify the title of Mrs. Kasu Dhruthi Reddy, Ms. Kasu Jyotsna Reddy, Mr. Thomas Abraham, Mr. John Abraham and Mr. Abraham J. Abraham to the **SAID PROPERTY** is clear and marketable subject to the following:-

- i. Production of Nil Encumbrance Certificate.



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General Qualifications and Assumptions

- This report on the title is prepared solely on the basis of documents furnished to me as more particularly set out hereinabove.
- For the purpose of issuing this report on title:
 - I have not carried out a negative search in respect of litigations in relation to the said property and /or any part thereof.
 - I have not issued a public notice in respect of the said property.
 - I have taken the Deed of Exchange and Partition dated 25/02/1986 and the recitals therein as the root of title.

Place :- Mapusa –Goa.

Date :- 24/10/2020



(Adv. Salil S. Saudagar)