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Advocates

To,

Date: 20<sup>th</sup> November 2023.

**Paripalav Project Realty Two LLP.**

Dear Sir,

**REPORT ON TITLE**

Re: All that property known as “**BOXEACHEM BATA**” or “**SUDIR BHAT**”, situated at Nachinola Village, within the local limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 2250 at folio 167v. of Book B – 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11-F, admeasuring an area of 3,595 sq. mts. or thereabouts and bounded as follows:

- On the East:** By the public road beyond which lies the Panchayat boundary of Village Aldona;
- On the West:** By the proposed 10 meters road forming part of the same property bearing Survey No. 50/11;
- On the North:** By the remaining part of the same property bearing Survey No. 50/11;
- On the South:** By the remaining part of the same property bearing Survey No. 50/11.

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(hereinafter referred to as the "Said Property").

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**1. DOCUMENTS PERUSED:**

- i. Copy of the Certificate of Description bearing no. 2250 drawn up at folio no. 167v of Book No. B-15 (old) in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- ii. Copy of the Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, executed before Gustavo Adolfo Trindade Eliodoro Coracao de Jesus Eugino de Caridade Frias, Interim Notary of the District of Bardez (in Portuguese along with its translation).
- iii. Copy of the records and proceedings of the Inventory Proceedings filed in the year 1940 before the Court of Judicial Division of Bardez.
- iv. Copy of the Certificate of Inscription bearing no. 34550 dated 22/03/1947 drawn up at folio no. 150 of Book No. G-38 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).

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- v. Copy of the records and proceedings of the Orphanological Inventory Proceedings filed in the year 1951 before the Court of Judicial Division of Bardez.
- vi. Copy of the Death Certificate bearing Registration No. 120 issued by the Directorate of Planning, Statistics and Evaluation, Government of Goa.
- vii. Copy of the Certificate dated 17/12/1959, issued by Loximona Naique, head clerk of the third division of the Court of Judicial Division of Bardez.
- viii. Copy of the Index of Lands / Form III issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11 of Village Nachinola, Bardez Taluka.
- ix. Copy of the Form 9 issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11 of Village Nachinola, Bardez Taluka.

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- x. Copy of the Manual Form I & XIV issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11 admeasuring 18,500 sq. mts. of Village Nachinola, Bardez Taluka.
- xi. Copy of the Land Use Zoning Information dated 28/08/2020 bearing Ref. No. TPBZ/ZON/7475/NACHINOLA/TCP-20/3231 issued by the office of the Town & Country Planning Department, Bardez, Goa.
- xii. Copy of the Death Certificate bearing Registration No. D/101/2021 issued by the Mhapsa Municipal Council, Government of Goa.
- xiii. Copy of the computerized Form I & XIV dated 30/09/2021 with respect to the property bearing Survey No. 50, Sub-Division No. 11, admeasuring 18,500 sq. mts. of Village Nachinola, Bardez Taluka.
- xiv. Copy of the records and proceedings of the Inventory Proceedings bearing no. 394/2021/B filed before the Court of Senior Civil Judge, 'B' Court, at Mapusa Goa.
- xv. Copy of the Nil Encumbrance Certificate dated 22/02/2022 issued by the office of the Civil Registrar Cum Sub-Registrar, Bardez, Mapusa,

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with respect to the property bearing Survey No. 50, Sub-Division No. 11, situated at Village Nachinola, Bardez Taluka.

- xvi. Copy of the Deed of Qualification of Heirs dated 17/05/2022 drawn up at folio nos. 01v to 03v, of Book No. 879, before the office of the Civil Registrar Cum Sub-Registrar, Bardez, Goa.
- xvii. Copy of the Survey Plan with respect to property bearing Survey No. 50, Sub-Division No. 11, situated at Village Nachinola, Bardez Taluka.
- xviii. Copy of the records and proceedings of the Regular Civil Suit bearing No. 201/2022/G filed before the Court of Civil Judge Junior Division 'G' Court at Mapusa.
- xix. Copy of the Deed of Sale dated 25/05/2023 bearing Registration No. BRZ-I-2423-2023 duly registered before the office of the Sub-Registrar of Bardez, Mapusa.
- xx. Copy of the Order dated 30/08/2023 passed in Case No. PIBAR07-23-864/1756 filed before the Inspector of Survey and Land Records, Mapusa, Bardez – Goa.

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- xxi. Copy of the computerized Form I & XIV dated 09/10/2023 with respect to the property bearing Survey No. 50, Sub-Division No. 11-F of Village Nachinola, Bardez Taluka.

**2. Brief History:**

On perusal of the photocopy, scanned copy or electronic copy, as the case may be, of the documents mentioned in **Para No. 1** above, we observe as follows:

- i. As per the Certificate of Description bearing No. 2250 drawn up at folio no. 167v of Book No. B-15 (old) in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the property known as "**BOXEACHEM BATA**" a coconut-garden on which there existed an urban property, coconut trees, jack-fruit trees, mango trees and cashew-garden was situated in Nachinola and was bounded on the **East:**, by the drain of sweet water belonging to the Comunidade of Aldona; on the **West:**, by the hillock of the Comunidade of Nachinola named "Suddervadechi Muddi"; on the **South:**, by the property known as "Vallanchem-gallum", of the Village of Aldona, belonging to Mateus Antonio Fernandes; and on the **North:** by, the property known as "Sudirvaddo" belonging to Honorato Agostinho Coutinho (hereinafter referred to as the "**Said Entire Property**").

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ii. Vide a Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, executed before Gustavo Adolfo Trinidad Elodoro Coracao de Jesus Eugino de Caridade Frias, Interim Notary of the District of Bardez, it is observed as under: -

a) The said Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, was executed between the following people: -

1. Mr. Atmarama Ananta Porobo Mambro and his wife Mrs. Xaviabai, as the "**First Declarer**" therein;
2. Mr. Chrishnanata Porobo Mambro and his wife Mrs. Ruckminibai, as the "**Second Declarer**" therein;
3. Mr. Srirama Atmarama Porobo Mambro and his wife Mrs. Kamlabai, as the "**Third Declarer**" therein;
4. Mr. Vassudeva Porobo Mambro and his wife Mrs. Yesodobai, as the "**Fourth Declarer**" therein; and

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5. Mr. Jaganata Chrishnanata Porobo Mambro and his wife Mrs. Sitabai, as the “**Fifth Declarer**” therein.
- b) Mrs. Kamlabai and Mrs. Sitabai were represented in the said Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928 by their respective husbands, Mr. Srirama Atmarama Porobo Mambro and Mr. Jaganata Chrishnanata Porobo Mambro, by virtue of a Power of Attorney dated 25/07/1928, executed before the Notary Coelho.
- c) The First and Second Declarer's therein had constituted a Society amongst the family members comprising of them and their Late Parents and in-laws, namely, Ananta Porobo Mambro and his wife Essodi Porbibim, by virtue of a Deed dated 04/08/1913 executed before the Notary Joao Cupertino de Caridade Frias. It is further recorded that the said Society was dissolved upon the death of Late Ananta Porobo Mambro and his wife Essodi Porbibim.

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- d) The **Third and Fourth Declarers** i.e. Mr. Srirama Atmarama Porobo Mambro married to Mrs. Kamlabai; and Mr. Vassudeva Porobo Mambro married to Mrs. Yesodobai, were the sons and daughter-in-laws of Mr. Atmarama Ananta Porobo Mambro and his wife Mrs. Xaviabai, i.e. the **First Declarer**. The **Fifth Declarer**, i.e. Mr. Jaganata Chrishnanata Porobo Mambro married to Mrs. Sitabai, were the son and daughter-in-law of Mr. Chrishnanata Porobo Mambro and his wife Mrs. Ruckminibai i.e. the **Second Declarer**.
- e) All the five declarers mentioned above were desirous of constituting a Familial Society between them for a period of twenty (20) years by virtue of the said Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928.
- f) All the assets belonging to the said Familial Society were recorded in the said Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928. It is further observed that, the Said Entire

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Property was recorded at **Serial No. 5** of the Said Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928.

g) The **First Declarers**, i.e. Mr. Atmarama Ananta Porobo Mambro and his wife Mrs. Xaviabai, bequeathed all their rights, title and interest with respect to the Said Entire Property to the **Third, Fourth and Fifth Declarers**, i.e., (i) Mr. Srirama Atmarama Porobo Mambro married to Mrs. Kamlabai; (ii) Mr. Vassudeva Porobo Mambro married to Mrs. Yesodobai, and (iii) Mr. Jaganata Chrishnanata Porobo Mambro married to Sitabai. The said gift was made with the reservation of lifetime usufruct with respect to the Said Entire Property in favour of Mr. Atmarama Ananta Porobo Mambro and his wife Mrs. Xaviabai i.e. the **First Declarers**.

h) The **Second Declarer**, i.e. Mr. Chrishnanata Porobo Mambro was appointed as the Administrator of the said Familial Society.

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- iii. Upon perusal of the records and proceedings of the Inventory Proceeding filed in the year 1940 before the Court of Judicial Division of Bardez, it is observed as under: -
- a) The said Inventory Proceedings were filed for the purpose of partition of the assets and the dissolution of the said Familial Society constituted by virtue of the Deed of Dissolution of the Society, Constitution of the Society, Annulling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928 (**referred to herein before in paragraph no. ii**).
- b) Mr. Chrishnanata Porobo Mambro was the applicant and appointed as the head of the family in the said Inventory Proceedings.
- c) Mr. Atmarama Ananta Porobo Mambro was married to Ramabay with an ante-nuptial contract. It is further recorded that Atmarama Ananta Porobo Mambro expired on 21/04/1931 leaving behind Ramabay as his widow and moiety holder and the following children as his sole and universal heirs: -

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1. Mrs. Xanumbay alias Mucltabay married to Mr. Datarama Purxotoma Xeito;
2. Mr. Srirama Atmarama Porobo Mambro married to Mrs. Kamlabai; and
3. Mr. Vassudeva Porobo Mambro married to Mrs. Yesodobai alias Goculem. It is further recorded that, Yesodobai alias Goculem expired on 17/02/1937 leaving behind Mr. Vassudeva Porobo Mambro as her widower and moiety holder and the following children as her sole and universal heirs: -
  - I. Premalabay, minor;
  - II. Indumatibay, minor;
  - III. Atmarama Vassudeva Prabhu Mambro, minor; and
  - IV. Narana. It is recorded that Narana expired on 08/10/1939 leaving behind his father Mr. Vassudeva Porobo Mambro as his legal heir.

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d) The Applicant, i.e. Mr. Chrishnanata Porobo Mambro was married to Rucmabay without an ante-nuptial contract. It is further recorded that Rucmabay expired on 1/08/1928 leaving behind Mr. Chrishnanata Porobo Mambro as her widower and moiety holder and the following children as her sole and universal heirs: -

1. Mrs. Loximibay married to Mr. Rajarama Datarama Prabhu. It is further recorded that Loximibay expired in the year 1918 leaving behind Mr. Rajarama Datarama Prabhu as her widower and moiety holder and the following children as her sole and universal heirs: -

- I. Jegagman Zanito, bachelor;
- II. Jenardana Zanito, bachelor.

2. Xantabay, widow of Vissonata Pandu;

3. Votsolabay, widow of Gangarama Zanito;

4. Mr. Jaganata Chrishnanata Porobo Mambro married to Mrs. Sitabai alias Tarabay. It is further recorded

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that, Sitabai alias Tarabay, expired leaving behind Mr. Jaganata Chrishnanata Porobo Mambro as her widower and moiety holder and the following son as her sole and universal heir: -

- I. Gonexama Jaganata Porobo Mambro, minor.

5. Baia, spinster. It is further recorded that Baia expired on 08/11/1928.

e) On 18/12/1940, Mr. Chrishnanata Porobo Mambro stated in the said Inventory Proceeding that his son Mr. Jaganata Chrishnanata Porobo Mambro was married in his second nuptials to Mrs. Sushilabay. Mr. Chrishnanata Porobo Mambro further stated that Baia was married to one Ancusha Ramachondra Aroscar.

f) The Said Entire Property was listed under **Item No. 168** of the List of Assets amongst various other properties listed in the said Inventory Proceedings.

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- g) An auction of all the properties listed in the said Inventory Proceedings was held on 08/07/1941 between the Interested Parties mentioned in the said Inventory Proceedings.
- h) The Said Entire Property was purchased in auction by (1) **Mr. Srirama Atmarama Porobo Mambro**; and (2) **Mr. Vassudeva Porobo Mambro**, sons of Late Atmarama Porobo Mambro, in equal proportion and the household of Jaganata Chrishnanata Porobo Mambro was allotted other assets listed in the said Inventory Proceedings, having purchased the said properties in the said family auction. The allotment of the Said Entire Property was confirmed and made absolute by virtue of the Judgment and Order dated 04/09/1941 passed by the Court of the Judicial Division of Bardez which became final for want of appeal.
- i) The Said Entire Property was allotted to the household of **Mr. Srirama Atmarama Porobo Mambro** and **Mr. Vassudeva Porobo Mambro** in equal proportion.
- iv. As per the Certificate of Inscription bearing no. 34550 dated 22/03/1947 drawn up at folio no. 150 of Book No. G-38 in the Land Registration Office of the Judicial Division of Bardez, the Said Entire

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Property was inscribed in favour of the household of (1) **Mr. Vassudeva Porobo Mambro** and his wife **Late Essodabai**; and (2) **Kamlabai** and her husband **Late Srirama Atmarama Porobo Mambro**, by virtue of the judgment dated 04/09/1941 passed in the Inventory Proceedings (referred to herein before in paragraph no. iii).

v. Upon perusal of the records and proceedings of the Orphanological Inventory Proceeding filed in the year 1951 before the Court of Judicial Division of Bardez, it is observed as under: -

a) The said Orphanological Inventory Proceeding was filed by Mrs. Kamlabai upon the death of her husband Late Srirama Atmarama Porobo Mambro. Mrs. Kamlabai was declared as the Head of the Family in the said Inventory Proceedings.

b) Late Srirama Atmarama Porobo Mambro alias Srirama Porobo Mamto expired on 25/01/1946 without any will, gift or other testamentary disposition of his assets, leaving behind Mrs. Kamlabai as his widow and moiety holder and the following children as his sole and universal heirs: -

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1. Mrs. Gulaba (daughter) married to Vassanta Baburau Aroscar;
  2. Mrs. Vimala (daughter) married to Gurunata Saunlarama Aroscar;
  3. Mr. Ananta Srirama Porobo Mambro alias Ananta Srirama Prabhu Mambre (son), bachelor;
  4. Ms. Prabavati (daughter), spinster;
  5. Mr. Sripada Siurama Porobo Mambro alias Sripada Siurama Prabhu Mambre (son), bachelor;
  6. Ms. Xalinim (daughter), spinster; and
  7. Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre minor son.
- c) **One-half (1/2)** of the Said Entire Property was listed at **Item No. 5** of the List of Assets amongst various other properties listed in the said Inventory Proceedings.

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- d) All the assets listed in the said Inventory Proceedings were auctioned between the Interested Parties.
- e) **One-half (1/2)** of the Said Entire Property was taken in the family auction dated 09/02/1954 by the guardian of Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre.
- f) **One-half (1/2) of the Said Entire Property** was allotted to **Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre** as per the final chart of allotment prepared in the said Orphanological Inventory Proceedings. The said Final Chart of Allotment was confirmed and made absolute by virtue of the Judgment and Order dated 25/08/1954 passed in the said Orphanological Inventory Proceedings. The said Judgment and Order became final for want of appeal.
- vi. Upon perusal of the Death Certificate bearing Registration No. 120 issued by the Directorate of Planning, Statistics and Evaluation, Government of Goa, it is observed that, Mr. Vassudeva Atmarama Porobo Mambro, son of Late Atmarama Ananta Porobo Mambro, expired on 17/03/1958 at Mapusa, Goa.

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vii. Upon perusal of the Certificate dated 17/12/1959, issued by Loximona Naique, head clerk of the third division of the Court of Judicial Division of Bardez, it is observed as under: -

- a) The said Certificate dated 17/12/1959 was issued by Loximona Naique, certifying that he had perused through the records of the Inventory Proceedings initiated upon the death of Late Vassudeva Atmarama Porobo Mambro. The Applicant / Head of the Family in the said Inventory Proceedings was Mr. Atmarama Vassudeva Porobo Mambro.
- b) Late Vassudeva Atmarama Porobo Mambro was married to Essodabai. Essodabai expired leaving behind Vassudeva Atmarama Porobo Mambro as his widower and moiety holder and three children. An Orphanological Inventory Proceeding was initiated upon the death of Late Essodabai.
- c) Late Vassudeva Atmarama Porobo Mambro expired as a widower of Late Essodabai on 17/03/1958 leaving behind the following children as his sole and universal heirs: -

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1. Mrs. Premala (daughter) married to Gurunata Govinda Bangala;
2. Ms. Indumati (daughter), spinster; and
3. Mr. Atmarama Vassudeva Porobo Mambro (son), bachelor (**Applicant of the said Inventory Proceedings**).

d) The Interested Parties namely, (1) Premala; (2) Gurunata Govinda Bangala; and (3) Indumati, had ceded / relinquished all their rights, title and interest in the inheritance of their deceased parents / in-laws in favour of the other co-heirs by virtue of, (1) Deed dated 03/12/1958 drawn up at folio no. 90 back onwards of the Book No. 583 before Pinto de Menezes, Notary Public of the Judicial Division of Bardez; and (2) Deed dated 10/07/1959 drawn up at folio no. 87 back onwards of the Book No. 586 before Pinto de Menezes, Notary Public of the Judicial Division of Bardez, respectively. By virtue of the aforementioned deeds dated 03/12/1958 and 10/07/1959, Mr. Atmarama Vassudeva Porobo Mambro was solely entitled to the inheritance of the estate of his deceased parents.

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e) All the properties left behind by Late Vassudeva Atmarama Porobo Mambro and his wife Late Essodabai including their **one-half (½) share in the Said Entire Property** were allotted to their son Mr. Atmarama Vassudeva Porobo Mambro by virtue of the order dated 18/07/1959 passed in the said Inventory Proceedings.

The above information has been derived through the Certificate dated 17/12/1959, issued by Loximona Naique, head clerk of the third division of the Court of Judicial Division of Bardez, certifying to have perused through the records of the said Inventory Proceedings initiated upon the demise of Late Vassudeva Atmarama Porobo Mambro.

- viii. In the year 1971, the Said Entire Property known as "**SUDIR BHAT**" came to be surveyed in the survey records under Survey No. 50, Sub-Division No. 11, situated at Village Nachinola, Bardez Taluka, admeasuring 18,500 sq. mts. (hereinafter referred to as the "**Said Larger Property**").
- ix. Upon perusal of the Index of Lands / From III with respect to the **Said Larger Property**, issued by the office of the Talathi of

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Nachinola, Bardez, Goa, it is observed that, the name of **Vassudeva Atmarama Porobo Mambro** (written as Vassudev Mahambray) was recorded in the Occupant's Column vide mutation entry no. 318.

- x. Upon perusal of Form 9 with respect to the **Said Larger Property**, issued by the office of the Talathi of Nachinola, Bardez, Goa, it is observed that the name of **Vassudeva Atmarama Porobo Mambro** (written as Vassudev Mahambray) was recorded therein vide mutation entry no. 318, as the Occupant of the **Said Larger Property** since before survey.
- xi. Upon perusal of Manual Form I & XIV with respect to the **Said Larger Property**, issued by the office of the Talathi of Nachinola, Bardez, Goa, it is observed that the name of **Vassudeva Atmarama Porobo Mambro** (written as Vassudev Mahambray) was recorded in the Occupant's Column vide mutation entry no. 318.
- xii. Upon perusal of the Land Use Zoning Information dated 28/08/2020 bearing Ref. No. TPBZ/ZON/7475/NACHINOLA/TCP-20/3231 issued by the office of the Town & Country Planning Department, Bardez, Goa, it is recorded therein that, the **Said Larger Property** falls in *"Settlement Zone, and a proposed 10.00 mts. wide road is passing through the plot"* as per the Regional Plan for Goa 2021.

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- xiii. Upon perusal of the the Death Certificate bearing Registration No. D/101/2021 issued by the Mhapsa Municipal Council, Government of Goa, it is observed that, Atmaram Vasudev Prabhu Mahambre, son of Late Vasudev Prabhu Mahambre, expired on 01/03/2021 at Goa.
- xiv. Upon perusal of the records and proceedings of the Inventory Proceedings bearing no. 394/2021/B filed before the Court of Senior Civil Judge, 'B' Court, at Mapusa Goa, it is observed as under: -
- a) The said Inventory Proceedings bearing no. 394/2021/B was filed by Mr. Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre upon the death of his father Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vassudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey.
- b) Mr. Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre was appointed as the Cabeça De Casal / Head of the Family in the said Inventory Proceedings bearing no. 394/2021/B.

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c) Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey expired on 01/03/2021 leaving behind the following legal heirs: -

1. Mrs. Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre, as his widow and moiety holder;
2. Mr. Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre, married son; and
3. Mrs. Anita Vassudev Prabhu Mahambre, wife of Mr. Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre.

d) The **Said Larger Property**, totally admeasuring 18,500 sq. mts. was listed as **Item No. 1** of the List of Assets amongst other properties recorded in the said Inventory Proceedings bearing no. 394/2021/B.

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- e) A Revised / Corrected List of Assets dated 20/11/2021 was filed in the said Inventory Proceedings bearing no. 394/2021/B wherein, **one-half (½) of the Said Larger Property**, admeasuring 9,250 sq. mts. was listed at **Item No. 1** therein as Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey was entitled to only **one-half (½) portion of the Said Larger Property** and Mr. Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre, son of Late Srirama Atmarama Porobo Mambro was entitled to the remaining **one-half (½) portion of the Said Larger Property**.
- f) **One – half (½) of the Said Larger Property** was allotted to the heirs of Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey, in equal proportion as per the Final Chart of Allotment dated 10/02/2022 prepared in the said Inventory Proceedings. The allotment of **one – half (½) of the Said Larger Property** was as under:-

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1. **One-fourth (1/4) of the Said Larger Property** was allotted to Mrs. Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre; and
  2. The remaining **one-fourth (1/4) of the Said Larger Property** was allotted to Mr. Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre and his wife Mrs. Anita Vassudev Prabhu Mahambre.
- g) The allotment of **one-half (1/2) of the Said Larger Property** was confirmed and made absolute by virtue of the Final Order dated 17/02/2022 passed in the said Inventory Proceedings bearing No. 394/2021/B
- xv. Upon perusal of the Nil Encumbrance Certificate dated 22/02/2022 issued by the office of the Civil Registrar Cum Sub-Registrar, Bardez, Mapusa, it is observed that, there are no encumbrances on the **Said Larger Property** for a period of fifteen (15) years i.e. from 01/01/2007 till 21/02/2022.

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xvi. Vide the Deed of Qualification of Heirs dated 17/05/2022 drawn up at folio nos. 01v to 03v, of Book No. 879, before the office of the Civil Registrar Cum Sub-Registrar, Bardez, Goa, it is observed as under:-

- a) The said Deed of Qualification of Heirs dated 17/05/2022 was executed by Mr. Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro, son of Late Srirama Porobo Mambro, as the **“Interested Party”** therein.
- b) Mr. Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro was married to one Mrs. Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre.
- c) Mrs. Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre expired on 28/02/2010 without a will or any testamentary disposition of her last wish, leaving behind Mr. Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro as her widower and moiety holder and the following children as her sole and universal heirs: -

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1. Mrs. Meghana Sadanand Mahambre alias Shraddha Nilesh Rajadhyaxa married to Mr. Nilesh Yeshwant Rajadhyaksha; and

2. Mrs. Shubhangi Sadanand Porobo Mambro alias Shubangi Sadananda Porobo alias Neha Mukund Mudras married to Mr. Mukund Laxmikant Mudras.

d) The abovementioned persons i.e., (1) Mr. Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro; (2) Mrs. Meghana Sadanand Mahambre alias Shraddha Nilesh Rajadhyaxa married to Mr. Nilesh Yeshwant Rajadhyaksha; and (3) Mrs. Shubhangi Sadanand Porobo Mambro alias Shubangi Sadananda Porobo alias Neha Mukund Mudras married to Mr. Mukund Laxmikant Mudras, were the only sole and legal heirs of Late Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre.

xvii. Upon perusal of the Regular Civil Suit bearing No. 201/2022/G filed before the Court of Civil Judge Junior Division 'G' Court at Mapusa, it is observed as under:-

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a) The said Regular Civil Suit bearing No. 201/2022/G was filed by (1) Vassudev A Prabhu Mahambre; and (2) Sadananda Porobo Mambro, as the "**Plaintiffs**" therein, against (1) Late Manohar Balo Parab, through his widow Satyawati Manohar Parab and their children, (i) Sanjay Manohar Parab (son of Late Manohar Balo Parab) and his wife, (ii) Sushanti Sanjay Parab; (iii) Narayan Manohar Parab (son of Late Manohar Balo Parab) and his wife, (iv) Reshma Narayan Parab; (v) Sumitra Nilesh Parab, widow of Late Nilesh Manohar Parab (son of Late Manohar Balo Parab); (vi) Krishna Manohar Parab (son of Late Manohar Balo Parab) and his wife, (vii) Chaya Krishna Parab, (viii) Divya Dayanand Naik Mangaji (daughter of Late Manohar Balo Parab) and her husband, (ix) Dayanand Ramchandra Naik Mangaji; (x) Aanchal Ashok Naik (daughter of Late Manohar Balo Parab) and her husband, (xi) Ashok Ramchandra Naik, as the "**Defendants**" therein, for obtaining a Mandatory Injunction under Section 39 of the Specific Relief Act, 1963, directing the **Defendants** to demolish the illegal structures encroaching upon the **Said Larger Property** and to permanently restrain the **Defendants** from interfering with or disturbing the

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possession of the **Plaintiffs** with respect to the **Said Larger Property**.

- b) The **Plaintiffs** stated that another property bearing Survey No. 50, Sub-Division No. 12 of Village Nachinola, Taluka Bardez, admeasuring 225 sq. mts. (which also formed part of the **Said Entire Property**), was located within the north-eastern direction of the **Said Larger Property**.
- c) The **Plaintiffs** stated that the **Defendants** had encroached upon the **Said Larger Property** to the extent of an area admeasuring 950 sq. mts., thereby covering the entire portion of the **Said Larger Property**, by carrying out an illegal construction from the other property bearing Survey No. 50, Sub-Division No. 12.
- d) The said Regular Civil Suit No. 201/2022/G came to be decreed based upon the Consent Terms dated 07/01/2023 filed by the parties in the said Regular Civil Suit No. 201/2022/G and in view of the same, came to be disposed of as decreed vide the Final Order 20/01/2023.
- e) As per the Consent Terms dated 07/01/2023 filed by the parties to the said Regular Civil Suit No. 201/2022/G, the

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**Plaintiffs** therein ceded in favour of the **Defendants**, an area admeasuring 725 sq. mts. out of the **Said Larger Property** as well as the entire property bearing Survey No. 50, Sub-Division No. 12 of Village Nachinola admeasuring 225 sq. mts. along with a three meters access and the **Defendants** further declared and acknowledged that they shall not claim any rights / title / interest to the remaining portion of the **Said Larger Property**. The said area of 725 sq. mts. and the total area of the property bearing Survey No. 50, Sub-Division No. 12 of Village Nachinola, was collectively referred to as "PLOT A" aggregately admeasuring 950 sq. mts. on the Plan annexed to the said Consent Terms dated 07/01/2023.

- f) Pursuant to deducting the aforesaid area of 725 sq. mts., the remaining portion of the **Said Larger Property** admeasures an area of 17,775 sq. mts.
- g) The **Plaintiffs** herein are the absolute owners in lawful and physical possession of the remaining portion of the **Said Larger Property** admeasuring an area of 17,775 sq. mts. by virtue of the Final Order dated 20/01/2023 passed in the said Regular Civil Suit No. 201/2022/G.

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xviii. Vide the Deed of Sale dated 25/05/2023 bearing Registration No. BRZ-I-2423-2023 duly registered before the office of the Sub-Registrar of Bardez, Mapusa, it is observed as under: -

- a) The said Deed of Sale dated 25/05/2023 was executed by, (1) Mrs. Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre; (2) Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre; (3) Mrs. Anita Vassudev Prabhu Mahambre; (4) Mr. Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro; (5) Mrs. Meghana Sadanand Mahambre alias Shraddha Nilesh Rajadhyaxa; (6) Mr. Nilesh Yeshwant Rajadhyaksha; (7) Mrs. Shubhangi Sadanand Porobo Mambro alias Shubhangi Sadananda Porobo alias Neha Mukund Mudras; and (8) Mr. Mukund Laxmikant Mudras as the “**Vendors**” therein; and (1) Paripalav Project Realty Two LLP as the “**Purchaser**” therein.
- b) The Vendors therein sold all that plot of land delineated as “**PLOT C-2**” admeasuring 3,595 sq. mts. forming a part of the **Said Larger Property** known as “**BOXEACHEM BATA**”

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or “SUDIR BHAT”, situated in the Village of Nachinola, within the limits of the Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 2250 at folio 167v of Book No. B-15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, totally admeasuring 17,775 sq. mts. or thereabouts (hereinafter referred to as the “**Said Property**”), to the Purchaser therein.

c) Paripalav Project Realty Two LLP came to be the owner of the **Said Property**, admeasuring 3,595 sq. mts. out of the **Said Larger Property**, by virtue of the said Deed of Sale dated 25/05/2023.

xix. Upon perusal of the Order dated 30/08/2023 passed in Case No. PIBAR07-23-864/1756 filed before the Inspector of Survey and Land Records, Mapusa, Bardez – Goa, it is observed as under: -

a) The said Case No. PIBAR07-23-864/1756 was filed by Paripalav Project Realty Two LLP as the “**Applicants**” therein for the purpose of partitioning the **Said Property** out of the Said Larger Property.

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b) The **Said Property** was partitioned out of the Said Larger Property and allotted a separate number bearing Survey No. 50, Sub-Division No. 11-F of Village Nachinola, Bardez Taluka, by virtue of the said Order dated 30/08/2023 passed in Case No. PIBAR07-23-864/1756.

xx. Upon perusal of the computerized Form I & XIV dated 09/10/2023 with respect to the **Said Property** bearing Survey No. 50, Sub-Division No. 11-F admeasuring 3,595 sq. mts., it is observed that, the name of **Paripalav Project Realty Two LLP** was recorded in the Occupant's Column vide mutation entry no. 90158.

**3. Form I & XIV / Revenue Records of Survey No. 50, Sub-Division No. 11-F of Village Nachinola, Bardez Taluka:**

- i. It appears from the manual Form I & XIV with respect to property bearing Survey No. 50, Sub-Division No. 11 admeasuring 18,500 sq. mts., that the name of Vassudev Mahambray was recorded in the Occupant's Column vide mutation entry no. 318.
- ii. It appears from the computerized Form I & XIV dated 30/09/2021 with respect to the property bearing Survey No. 50, Sub-Division No. 11 admeasuring 18,500 sq. mts. of Village Nachinola, Bardez

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Taluka, that the name of Vassudev Mahambray was recorded in the Occupant's Column vide mutation entry no. 318.

- iii. It appears from the computerized Form I & XIV dated 09/10/2023 with respect to the property bearing Survey No. 50, Sub-Division No. 11-F admeasuring 3,595 sq. mts. of Village Nachinola, Bardez Taluka, that the name of Paripalav Project Realty Two LLP was recorded in the Occupant's Column vide mutation entry no. 90158.

**4. QUALIFICATIONS / VERIFICATIONS:**

- i. We have not carried out any independent searches, unless otherwise specifically mentioned herein.
- ii. We have perused through the aforementioned documents as mentioned in Clause 2.

**5. CONCLUSION:**

In view of what is stated herein above, we are of the opinion that the title of **Paripalav Project Realty Two LLP** with respect to the **Said Property** admeasuring **3,595 sq. mts.** is clear and marketable.

**6. GENERAL:**

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- a. This Title Report merely certifies the matters expressly dealt with in the Report. The Title Report does not consider or certify any other questions not expressly answered in the Report.
- b. This Title Report is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Title Report, and we are under no obligation to update this Title Report with any information, replies or documents we receive after this date.
- c. Save as specifically stated in this Title Report, we have not inspected or reviewed the original documents in respect of the Said Property.
- d. We have not been provided with any plans or photocopies of plans [including as annexures to any documents] except as specifically mentioned in this Title Report.
- e. We have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Title Report.
- f. In accordance with our scope of work and our qualifications:
  - i. We have not visited the site on which the Property is situated.
  - ii. We have not independently verified the area or boundaries of the Property. We have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the Property, as we have found them in various documents.

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- iii. We also do not express our opinion on matters related to actual physical use of the Property.
- iv. We have not verified the market value of the Property or/and we do not express any opinion on this issue.
- v. We do not express an opinion relating to plan permissions, approvals or development potential of the Property.
- g. We express no view about the zoning, user, reservations or FSI of the Property.
- h. Save as otherwise stated in this Title Report, we express no view with respect to any structures or buildings standing on the Said Property.
- i. We have been informed by you that you have not been served with or received any notice from the government or any other local body or authority with respect to the Said Property or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the Property or any portion of it. We have assumed the genuineness of these assertions and have not verified issues relating to acquisition, requisition, reservation or setback of the Property or any portion of the Property by governmental authorities.
- j. We have not independently validated the taxes / cess / duties / charges payable in respect of the Property and make no comment with respect to these.

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- k. We have not carried out a search of the registers or records maintained with the concerned offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.
- l. We have not carried out any searches at the offices or websites of the Registrar of Companies.
- m. We have not carried out any searches on any websites or in the records of any courts or governmental or regulatory agencies, authorities or bodies and have accepted based on your assertions that there are no pending litigations, proceedings, enquiries etc. before any court of law, tribunal, authority etc. in respect of the Said Property.
- n. We have not conducted any searches with respect to the information available with the Goa Real Estate Regulatory Authority (RERA) or on the website of the Goa RERA relating to the Said Property.
- o. We have not independently verified the information submitted to the Goa RERA or displayed on the website of the Goa RERA in relation to the Property.
- p. For the purpose of this Title Report, we have assumed:
  - i. the legal capacity of all-natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to us as certified or photocopies;

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- ii. that the persons executing documents have the necessary authority to execute them;
- iii. that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;
- iv. that all amounts required to be paid to landowners under sale deeds / development agreements have been paid;
- v. that there have been no amendments or changes to the documents we have examined;
- vi. that all prior documents have been adequately stamped and duly registered;
- vii. that each document binds the parties intended to be bound by it;
- viii. that the photocopies provided to us are accurate photocopies of originals;
- ix. that all translations of documents provided to us are complete and accurate;
- x. the accuracy and completeness of all the factual statements and representations made in the documents;
- xi. that all of the information (including the documents) supplied to us was, when given, and remains true, complete, accurate and not misleading;

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- xii. that any statements in the documents, authorisation or any Reports or confirmations that we have relied upon to issue this Title Report are correct and otherwise genuine;
- q. For the purposes of this Title Report, we have relied upon:
  - i. Photocopies / typed copy of documents where original documents were not available.  
  
Photocopies of the documents provided to us as enlisted in clause 2 above.
- r. For the purpose of this Title Report, we have relied upon information relating to lineage as available in the revenue records and as provided by you.
- s. A Report, determination, notification, opinion or the like provided by any professional 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 to the contrary in such a document.
- t. Even though this document is titled "Title Report", it is in fact an opinion based on the documents we have reviewed. This Title Report has been provided at the request of the client to whom it is addressed.
- u. This Title Report is limited to matters related to Indian law alone (as on the date of this Title Report) and we express no opinion on laws of any other jurisdiction.

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7. This opinion is addressed to **Paripalav Project Realty Two LLP** alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than **Paripalav Project Realty Two LLP** alone, for any purpose without our prior written consent. It may however be disclosed or furnished by **Paripalav Project Realty Two LLP** as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
8. Our liability relating to the services provided in connection with the preparation of this opinion on title shall not exceed fifty percent (50%) of the professional fees paid by **Paripalav Project Realty Two LLP** for these services. In no event shall we be liable for any consequential, special, incidental or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

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Managing Partner

Ms. Sujai Joshi

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