

Shivan S.Desai
ADVOCATE

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TITLE REPORT

To,
VIANAAR PROPERTIES PRIVATE LIMITED,
Having Office at Flat No. 308, 3rd Floor,
Hiren Light Indust, Co-Op. Soc.,
Mogul Lane, Mahim (West),
Mumbai - 400016.

I. I have perused the photocopies of the following documents:

- a) Survey Records Form I & XIV bearing Survey No. 32 Sub-Division No. 2 of Village Parra, Bardez – Goa.
- b) Inscription Certificate (bearing No. 35750)
- c) Description Certificate (bearing No. 38619)
- d) Registo Do Agrimensor
- e) Form III
- f) Manual Form I & XIV
- g) Form IX



- h) Orfanologico Inventario filed upon the death of Margarida Eufemia Mascarenhas before Civil Judge of the Judicial Division of Bardez in the year 1910.
- i) Orfanologico Inventario filed upon the death of Sebastiao Francisco de Souza before Civil Judge of the Judicial Division of Bardez in the year 1928.
- j) Inventory Proceeding bearing No. 395/2016/C filed before the Civil Judge Senior Division of Bardez at Mapusa - Goa;
- k) Judgement and Decree dated 04/01/2020 passed in Inventory Proceeding bearing No. 395/2016/C by the Civil Judge Senior Division of Bardez at Mapusa - Goa.
- l) Deed of Sale dated 07/08/2020 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-1850-2020 dated 07/08/2020.



m) Cadastral Survey Plan

n) Survey Plan

PERMISSIONS :

- o) Correspondence Certificate dated 31/01/2020
issued by S. A. Dhuri, Architect & Govt.
Approved Valuer, Mapusa – Goa
- p) Conversion Sanad dated 05/06/2020 bearing
No. 4/305/CNV/AC-III/2019/474 issued by the
Additional Collector-III, North Goa District,
Mapusa – Goa.
- q) NIL Encumbrance Certificate dated 25/06/2020
bearing No. 988/2020
- r) Certificate dated 22/07/2020 issued by Adv.
Ralph Mascarenhas, Calangute, Bardez – Goa



- s) Order dated 24/07/2020 bearing Ref. No. NGPDA/Parra/44/201/2014/2020 issued by North Goa Planning and Development Authority, Panaji – Goa for assessment of Infrastructure Tax
- t) NOC for Construction dated 28/07/2020 bearing No. PHCS/NOC-Const/20-21/774 issued by Primary Health Centre, Siolim, Bardez – Goa
- u) Construction Licence dated 05/08/2020 bearing No. VPP/F.CONST.LIC.NO.08/2020-2021/334 issued by Village Panchayat of Parra, Bardez – Goa

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE-I

ALL that property known as “**ARADI SHIR**”, situated at Village **Parra**, within the limits of Village Panchayat of Parra, Taluka and Registration Sub-District of Bardez, District North Goa in the State of



Goa, which property is described in the Land Registration Office under No. 38620 of Book B-99 Old, bearing Old Cadastral Survey No. 317 and the same is presently surveyed under Survey No. **32/2** of Village **Parra**, admeasuring an area **3250 sq. mts.**, and bounded as under :-

Towards the North :- By the property surveyed under Survey No. 32/1 of Village Parra;

Towards the South :- Partly by the property surveyed under Survey No. 32/3 and partly by Survey No. 32/4 of Village Parra;

Towards the East :- By the public road;

Towards the West :- By the property surveyed under Survey No. 30 of Village Parra;

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



TRACING OF PARTIES TITLE:

1. Orfanologico Inventario (Inventory Proceedings) filed in the year 1910 upon death of Margarida Eufemia Mascarenhas and Orfanologico Inventario (Inventory Proceedings) filed in the year 1928 upon death of Sebastiao Francisco de Souza reveals that the property known as **ARADY SIR** originally belonged to Sebastiao Francisco de Souza and his wife, Margarida Eufemia Mascarenhas.
2. Orfanologico Inventario (Inventory Proceedings) filed in the year 1910 upon death of Margarida Eufemia Mascarenhas further reveals that the said Margarida Eufemia Mascarenhas passed away leaving behind her widower and moiety holder, the said Sebastiao Francisco de Souza and the following legal heirs :
 - i. Maria Idalina de Souza married to Jose Benjamim Coutinho
 - ii. Diogo Antonio de Souza married to Felicia Rozaria de Lobo



- iii. Ingnez Luizinha de Souza married to Eufemiano Almeida
 - iv. Maria Conceicao de Souza married to Francisco Xavier de Souza alias Agostinho de Souza
 - v. Aleixo Xavier de Souza (unmarried)
 - vi. Caridade Francisco de Souza (unmarried)
 - vii. Casmiro Marcelino de Souza (unmarried)
 - viii. Roberto Joaosinho de Souza (unmarried)
3. On 18/01/1910, upon the death of the said Margarida Eufemia Mascarenhas, Orfanologico Inventario (Inventory Proceedings) were filed before Civil Judge of the Judicial Division of Bardez by her husband, the said Sebastiao Francisco de Souza and the PROPERTY known as **ARADY SIR** was listed at Item No. 23 and the same was bidded in auction and taken by the said Sebastiao Francisco de Souza.
4. The said Sebastiao Francisco de Souza passed away and upon his death Orfanologico Inventario (Inventory Proceedings) were filed on 10/10/1928



before Civil Judge of the Judicial Division of Bardez
by his son, the said Diogo Antonio de Souza.

5. The said Orfanologico Inventario (Inventory Proceedings) filed on 10/10/1928 before Civil Judge of the Judicial Division of Bardez reveals that the said Sebastiao Francisco de Souza passed away leaving behind his widow and moiety holder of Second Nuptials, Maria Felicidade and the following children of his first marriage and there was no descendants of the second marriage :

- i. Maria Idalina de Souza married to Jose Benjamim Coutinho
- ii. Diogo Antonio de Souza married to Felicia Rozaria de Lobo
- iii. Ingnez Luizinha de Souza married to Eufemiano Almeida
- iv. Caridade Francisco de Souza married to Luizinha Fernandes
- v. Casmiro Marcelino de Souza (unmarried)
- vi. Roberto Joaosinho de Souza (unmarried)



6. The said Orfanologico Inventario (Inventory Proceedings) filed on 10/10/1928 further reveals that the said Caridade Francisco de Souza passed away leaving behind his widow and moiety holder, the said Luizinha Fernandes and his two children, Aninha de Souza and Sebastiao Silvestre de Souza.
7. The said Orfanologico Inventario (Inventory Proceedings) filed on 10/10/1928 further reveals that the PROPERTY known as **ARRADY SIR** was listed at Item No. 13 and same was allotted to the following persons in the following manner:

1/3 rd share to	Casmiro Marcelino de Souza
1/3 rd share to	Roberto Joaosinho de Souza
1/6 th share to	Luizinha Fernandes
1/12 th share to	Sebastiao Silvestre de Souza
1/12 th share to	Aninha de Souza



8. Registo Do Agrimensor reveals that the **SAID PROPERTY** bearing old Cadastral Survey No. **317** originally belonged to Luizinha Anastasia Fernandes or Luisinha Fernandes e de Souza widow of Caridade de Souza and Sebastiao Silvesttre de Souza and of Casimiro Marcelino de Souza and Norberto Joaosinho de Souza, sons of Sebastiao Francisco de Souza and Margarida Eufemia Mascarenhas.
9. Correspondence Certificate dated 31/01/2020 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa reveals that the **SAID PROPERTY** bearing Land Registration and Marginal Note No. 38620 is the same property bearing old Cadastral Survey No. 317 which presently corresponds to survey No. 32/2 of Village Parra, Bardez – Goa.



10. **Registo Do Agrimensor** and Cadastral Survey

Records are land records which were promulgated during the Portuguese Regime under theCodigo De Registo Rules. Under the said Rules, the said Registo Do Agrimensor and Cadastral Survey Records were 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 in the absence of Description and Inscription Certificate can be considered for the purpose of devolution of ownership.

11. The said Cadastral Survey No. 317 read with the Registo Do Agrimensor along with Correspondence Certificate establishes that the **SAID PROPERTY** originally belonged to Luisinha Anastasia Fernandes or Luisinha Fernandes widow of Caridade Francisco de Souza and her minor children, Aninha de Souza and Sebastiao Silvesttre de Souza and Casimiro

Marcelino de Souza and Norberto Joaosinho de Souza both sons of Sebastiao Francisco de Souza and Margarida Eufemia Mascarenhas which corresponds to and is consistent with the Inventory Proceedings of Margarida Eufemia Mascarenhas and Sebastiao Francisco de Souza mentioned above and thereby the co-relation between the property described in the Inventory and the SAID PROPERTY bearing Cadastral Survey No. 317 stands established

12. Further the **said Property** was described under No. 38620 and inscribed on **9th July 1949** under No. 35750 in favour of Luisinha Anastasia Fernandes or Luisinha Fernandes widow of Caridade Francisco de Souza to the extent of 1/3rd share in the **SAID PROPERTY** and her minor children, Aninha de Souza and Sebastiao Silvesttre de Souza to the extent of 1/12th share each in the **SAID PROPERTY**. The said Inscription Certificate reveals that the **SAID PROPERTY** was acquired by the said Luisinha



Anastasia Fernandes or Luisinha Fernandes widow of Caridade Francisco de Souza and by the said Aninha de Souza and Sebastiao Silvesttre de Souza minor children of Luisinha Anastasia Fernandes or Luisinha Fernandes widow of Caridade Francisco de Souza in equal share in the Orfanologico Inventario filed upon the death of Margarida Eufemia Mascarenhas and was filed by Sebastiao Francisco de Souza and the same was finalized by Order dated 11th November 1932. The said inscription is also consistent with the inventory proceedings of Margarida Eufemia Mascarenhas and Sebastiao Francisco de Souza and thereby co-relation between the description No. 38620 and the property in the Inventories mentioned above and the cadastral No. 317 stands substantiated.

13. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained.



14. Upon the death of the said **Mr. Casmiro** D'Souza alias Casimiro Marcellino de Souza alias Casimiro Marcelino de Souza alias Casimiro Marcelino de Sousa alias Casmiro Marcelino De Souza alias Casimirao M. De Souza alias C. M. De Sousa, his wife, **Mrs. Antoneita** de Almeida alias Antoneita de Almeida e Souza; the said **Luizinha** D'Souza alias Luizinho Anastasia alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes, widow of Caridade Francisco de Souza; **Sebastiao** Sylvester D'Souza alias Sebastiao Silvestre de Souza alias Sebastiao D'Souza alias Sebastian Sylvester de Souza and his wife, **Maria** Lourdes D'Souza alias Maria Lourdes Angela de Souza, an Inventory Proceeding bearing No. 395/2016/C was instituted in the Court of the Civil Judge Senior Division of Bardez at Mapusa - Goa, by Mr. Agnelo D'Souza alias Agnelo Cyril D'Souza and the **SAID PROPERTY** was listed at **Item No. 1** in the FINAL LIST OF ASSETS dated 24/10/2019.



15. Inventory Proceeding bearing No. 395/2016/C filed before the Civil Judge Senior Division of Bardez at Mapusa - Goa reveals as under :

A. THAT the said Mr. **Casmiro** D'Souza alias Casimiro Marcellino de Souza alias Casimiro Marcelino de Souza alias Casimiro Marcelino de Sousa alias Casmiro Marcelino De Souza alias Casimirao M. De Souza alias C. M. De Sousa passed away on 07/08/1944 and his wife, Mrs. **Antoneita** de Almeida alias Antoneita de Almeida e Souza passed away on 28/02/2008 leaving behind their following legal heirs:

- i. Mr. Armando Aleixo Roque de Souza
- ii. Mrs. Maria Atanasia de Souza e Marques married to Mr. Alexander Hercules Marques
- iii. Fr. Edward D'Souza
- iv. Mr. Agnelo D'Souza married to Mrs. Angela D'Souza



- B. THAT the said Mr. Alexander Hercules Marques alias Alexandre Hercules Marques passed away on 21/04/2003 and his wife, the said Mrs. Maria Atanasia de Souza e Marques passed away on 27/01/2004 without any issues.
- C. THAT the said Mr. Armando Aleixo Roque de Souza alias Armando Aleixo de Souza passed away on 23/08/2005 in the status of bachelor and the said Fr. Edward D'Souza alias Eduardo Antonio de Souza passed away on 31/12/2017.
- D. THAT the said Caridade Francisco de Souza passed away on 25/05/1928 and the said **Luizinha** D'Souza alias Luizinho Anastasia alias Luisinha Fernandes alias Luisinha Anastasia Fernandes alias Luizinha Fernandes passed away on 23/04/1976 leaving behind their following legal heirs:
- i. Mrs. Ana Candida Marcelina D'Souza alias Anne Candida Marcelina D'Souza

married to Mr. Victor Manuel Max
D'Souza alias Victor Max de Souza

- ii. Mr. **Sebastiao** Sylvester D'Souza alias
Sebastiao Silvestre de Souza alias
Sebastiao D'Souza alias Sebastian
Sylvester de Souza married to Mrs. **Maria**
Lourdes D'Souza alias Maria Lourdes
Angela de Souza

E. THAT the said Mrs. Ana Candida Marcelina
D'Souza alias Anne Candida Marcelina D'Souza
passed away on 22/06/1994 and her husband,
the said Mr. Victor Manuel Max D'Souza alias
Victor Max de Souza passed away on
22/07/1987 leaving behind their following legal
heirs:

- i. Miss. Sellina Philomena Joan D'souza
ii. Mr. Derick Eleuterio Fatima Mario D'souza
married to Mrs. Yvette Pereira e Souza



iii. Mrs. Glenda Josephine D'souza married to
Mr. Douglas D'souza alias Douglas Oswald
Francis D'Souza

iv. Mr. Gavin Agnello Carmo D'souza alias
Gavino Agnelo de Souza alias Gavin Agnelo
Carmo de Souza

F. THAT vide Deed of Relinquishment dated
11/12/2014, the said Mr. Gavin Agnello Carmo
D'souza alias Gavino Agnelo de Souza alias
Gavin Agnelo Carmo de Souza as a bachelor had
relinquished all his right, title and interest that
he has to the inheritance of his parents, Mrs.
Ana Candida Marcelina D'Souza alias Anne
Candida Marcelina D'Souza and Mr. Victor
Manuel Max D'Souza alias Victor Max de Souza.

G. THAT the said Mr. **Sebastiao** Sylvester D'Souza
alias Sebastiao Silvestre de Souza alias
Sebastiao D'Souza alias Sebastian Sylvester de
Souza passed away on 25/07/1997 and his wife,

the said Mrs. **Maria** Lourdes D'Souza alias Maria Lourdes Angela de Souza passed away on 17/08/2014 leaving behind their following legal heirs:

- i. Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza married to Mrs. Glenda Josephine D'souza
- ii. Mr. Trevor D'souza alias Trevor Thomas John D'souza married to Mrs. Hazel Agnes Isabel D'souza alias Hazel D'souza
- iii. Mr. Stanislaus Cyril D'souza alias Cyril de Souza alias Stan D'souza married to Mrs. Mary Theresa Hannon alias Mary D'souza.
- iv. Mr. Assumcao Agnelo de Souza alias Assumption D'souza married to Mrs. Alison Ann Rebello.
- v. Mr. Roland Anthony D'souza alias Roland D'souza



H. THAT the said Mr. Robert D'souza alias Roberto Joaosinho de Souza alias Roberto Joaosinho de Sousa alias Norberto Joaosinho de Souza passed away on 26/06/1970 in the status of bachelor without leaving behind any will, gift or relinquishment.

16. Consent Terms dated 14/11/2019 were filed in the said Inventory Proceeding bearing No. 395/2016/C before the Civil Judge Senior Division of Bardez at Mapusa – Goa and the **SAID PROPERTY** listed at **Item No. 1**, vide the said Consent Terms was allotted in equal shares to Mr. Agnelo D'Souza married to Mrs. Angela D'Souza; Miss. Sellina Philomena Joan D'souza; Mr. Derick Eleuterio Fatima Mario D'souza married to Mrs. Yvette Pereira e Souza; Mrs. Glenda Josephine D'souza married to Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza; Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza married to Mrs. Glenda Josephine D'souza; Mr. Stanislaus Cyril D'souza alias Cyril de



Souza alias Stan D'souza married to Mrs. Mary Theresa Hannon alias Mary D'souza; Mr. Assumcao Agnelo de Souza alias Assumption D'souza married to Mrs. Alison Ann Rebello and Mr. Roland Anthony D'souza alias Roland D'souza.

17. Scheme of Partition dated 23/12/2019 was filed in the said Inventory Proceeding bearing No. 395/2016/C before the Civil Judge Senior Division of Bardez at Mapusa – Goa and the said Mr. Agnelo D'Souza married to Mrs. Angela D'Souza; Miss. Sellina Philomena Joan D'souza; Mr. Derick Eleuterio Fatima Mario D'souza married to Mrs. Yvette Pereira e Souza; Mrs. Glenda Josephine D'souza married to Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza; Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza married to Mrs. Glenda Josephine D'souza; Mr. Stanislaus Cyril D'souza alias Cyril de Souza alias Stan D'souza married to Mrs. Mary Theresa Hannon alias Mary D'souza; Mr. Assumcao Agnelo de Souza

alias Assumption D'souza married to Mrs. Alison Ann Rebello and Mr. Roland Anthony D'souza alias Roland D'souza were allotted 1/8th undivided share in the **SAID PROPERTY** listed at **Item No. 1** accordingly Chart of Allotment dated 23/12/2019 was filed.

18. Vide Judgement and Decree dated 04/01/2020 passed in Inventory Proceeding bearing No. 395/2016/C by the Civil Judge Senior Division of Bardez at Mapusa - Goa, the Final Chart of Allotment dated 23/12/2019 was confirmed and made absolute and the **SAID PROPERTY** came to be allotted exclusively to the said Mr. Agnelo D'Souza married to Mrs. Angela D'Souza; Miss. Sellina Philomena Joan D'souza; Mr. Derick Eleuterio Fatima Mario D'souza married to Mrs. Yvette Pereira e Souza; Mrs. Glenda Josephine D'souza married to Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza; Mr. Douglas D'souza alias Douglas Oswald Francis D'Souza married to Mrs. Glenda Josephine



D'souza; Mr. Stanislaus Cyril D'souza alias Cyril de Souza alias Stan D'souza married to Mrs. Mary Theresa Hannon alias Mary D'souza; Mr. Assumcao Agnelo de Souza alias Assumption D'souza married to Mrs. Alison Ann Rebello and Mr. Roland Anthony D'souza alias Roland D'souza in their respective share.

19. Vide Conversion Sanad dated 05/06/2020 bearing No. 4/305/CNV/AC-III/2019/474 issued by the Additional Collector-III, North Goa District, Mapusa – Goa, the **said Property** bearing Survey **No. 32/2** of Village Parra, Bardez – Goa was converted for Residential purpose with 60 FAR.

20. Vide Deed of Sale dated 07/08/2020 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-1850-2020 dated 07/08/2020, the said Mr. Agnelo D'Souza and his wife, Mrs. Angela D'Souza; Miss. Sellina Philomena Joan D'Souza; Mr. Derick Eleuterio Fatima Mario



D'Souza and his wife, Mrs. Yvette Pereira E Souza;
Mrs. Glenda Josephine D'Souza and her husband,
Mr. Douglas D'Souza alias Douglas Oswald Francis
D'Souza; Mr. Stanislaus Cyril D'Souza alias Cyril De
Souza alias Stan D'Souza and his wife, Mrs. Mary
Theresa Hannon alias Mary D'Souza; Mr. Assumcao
Agnelo De Souza alias Assumption D'Souza and his
wife, Mrs. Alison Ann Rebello and Mr. Roland
Anthony D'Souza alias Roland D'Souza sold the
SAID PROPERTY in favour of Vianaar Properties
Private Limited.

21. **Manual Form I & XIV, Form IX AND Form III** are
Revenue Records prepared under the applicable Goa
Land Revenue Code

Manual Form I & XIV, Form IX and Form III :

in respect of the **SAID PROPERTY** bearing Survey
No. **32/2** of Village **Parra**, Bardez – Goa clearly
shows the name of Sebastiao Francisco Dsouza as
Occupant in Occupants Column. The said Manual



Form I & XIV is consistent with the devolution of ownership.

22. Certificate dated 22/07/2020 issued by Adv. Ralph Mascarenhas, Calangute, Bardez - Goa reveals that Public Notice was published in daily newspaper on 29/11/2019 in respect of the **SAID PROPERTY** bearing Survey No. **32/2** of Village **Parra**, Bardez - Goa and no objections were received in pursuance to the said Public Notice. In this respect, conclusion is based on the Certificate dated 22/07/2020 issued by Adv. Ralph Mascarenhas, Calangute, Bardez - Goa.

23. Vide Order dated 24/07/2020 bearing Ref. No. NGPDA/Parra/44/201/2014/2020 issued by North Goa Planning and Development Authority, Panaji - Goa for assessment of Infrastructure Tax, Infrastructure Tax was assessed for proposed construction of Residential Villas, Compound Wall and Swimming Pool in the **SAID PROPERTY**.



24. NOC for Construction dated 28/07/2020 bearing No. PHCS/NOC-Const/20-21/774 issued by Primary Health Centre, Siolim, Bardez – Goa in the **SAID PROPERTY** was obtained.
25. Construction Licence dated 05/08/2020 bearing No. VPP/F.CONST.LIC.NO.08/2020-2021/334 issued by Village Panchayat of Parra, Bardez – Goa for carrying out (a) proposed construction of Residential Villas, Compound Wall and Swimming Pool (b) Land Sub-division (Provisional/Final) in the **SAID PROPERTY** was also obtained.
26. In light of above, considering the fact that the Inscription Description Certificate, Correspondence Certificate dated 31/01/2020 issued by S. A. Dhuri, Architect & Govt. Approved Valuer, Mapusa – Goa, Judgement and Decree dated 04/01/2020 passed in Inventory Proceeding bearing No. 395/2016/C by the Civil Judge Senior Division of Bardez at Mapusa - Goa and Deed of Sale dated 07/08/2020 and the



Survey Records in respect of the **said PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that **VIANAAR PROPERTIES PRIVATE LIMITED** has 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 05/06/2020 bearing No. 4/305/CNV/AC-III/2019/474 issued by the Additional Collector-III, North Goa District, Mapusa – Goa has been furnished to establish that the **said Property** bearing



Survey **No. 32/2** of Village Parra, Bardez -
Goa was converted from agricultural to non-
agricultural purposes (residential with 60
FAR).

V. EVIDENCE OF POSSESSION:-

The SAID PROPERTY bearing Survey No. 32/2 of
Village Parra, Bardez - Goa 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
25/06/2020 bearing No. 988/2020 in respect of
the **SAID PROPERTY** is furnished to establish that
there is no encumbrance.



CERTIFICATE

From the documents produced from my scrutiny,
I hereby certify that **VIANAAR PROPERTIES PRIVATE
LIMITED** has 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 not issued a public notice in respect of
the said property; and



(c) I have taken the title documents under which Luisinha Anastasia Fernandes or Luisinha Fernandes widow of Caridade Francisco de Souza and her minor children, Aninha de Souza and Sebastiao Silvesttre de Souza and Casimiro Marcelino de Souza and Norberto Joaosinho de Souza, sons of Sebastiao Francisco de Souza and Margarida Eufemia Mascarenhas 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, asset 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;



- 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.



- 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:- 20/08/2020



(Adv. Shivan S. Desai)