

I. **CERTIFICATE OF TITLE:-**

A. **Description of the First Property.**

a. **ALL THAT** Immovable Property known as **“IMPOD”**, also known as **“IMPODA”**, admeasuring 16,725 sq mts and Surveyed under **Survey no. 119 , Sub-division no. 2**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim – Vanelim – Colva, Taluka and Sub – District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), enrolled under Matriz Nos. 65 & 128 in the Taluka Revenue Office (Matriz) of Salcete, hereinafter referred to as the **“SAID FIRST PROPERTY”**.

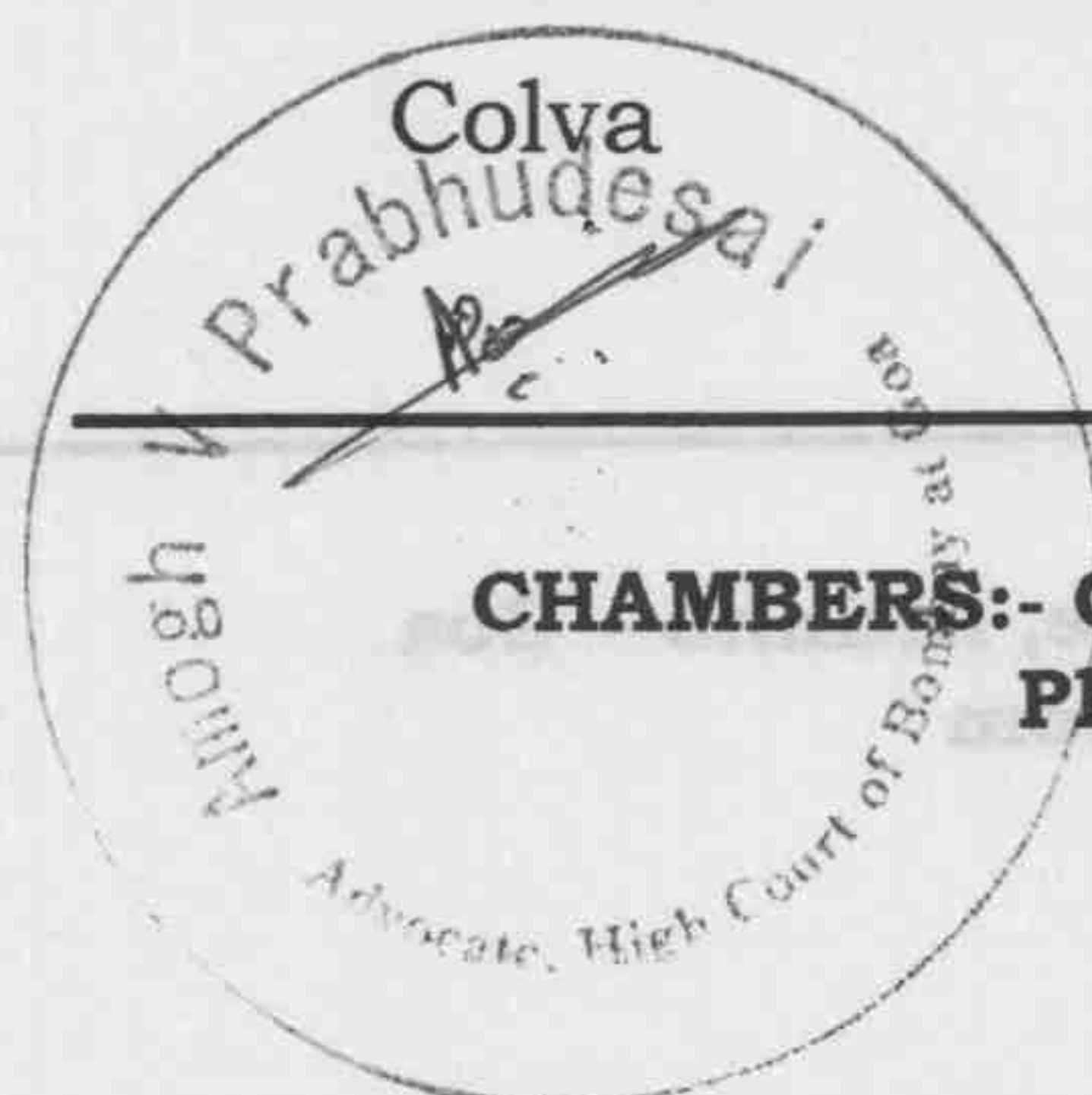
The said Plot is bounded as under:-

Towards the East : by Village Vanelim;

Towards the West : by the properties Surveyed under nos. 120/4, 132/2, 132/5, 132/6 and 132/7 of Village Colva;

Towards the North : by Properties Surveyed under nos. 120/1 and 120/3 of Village Colva and

Towards the South : by Property bearing Survey no. 132/6 of Village



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B. Description of the Second Property

There exists an Immovable Property known as **"IMPOD"**, also known as **"IMPODA"**, admeasuring 1925 sqmts and Surveyed under **Survey no. 119, Sub-division no. 3**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim – Vanelim – Colva, Taluka and Sub – District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870 (New Series), but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete, hereinafter referred to as the **"SAID SECOND PROPERTY"**.

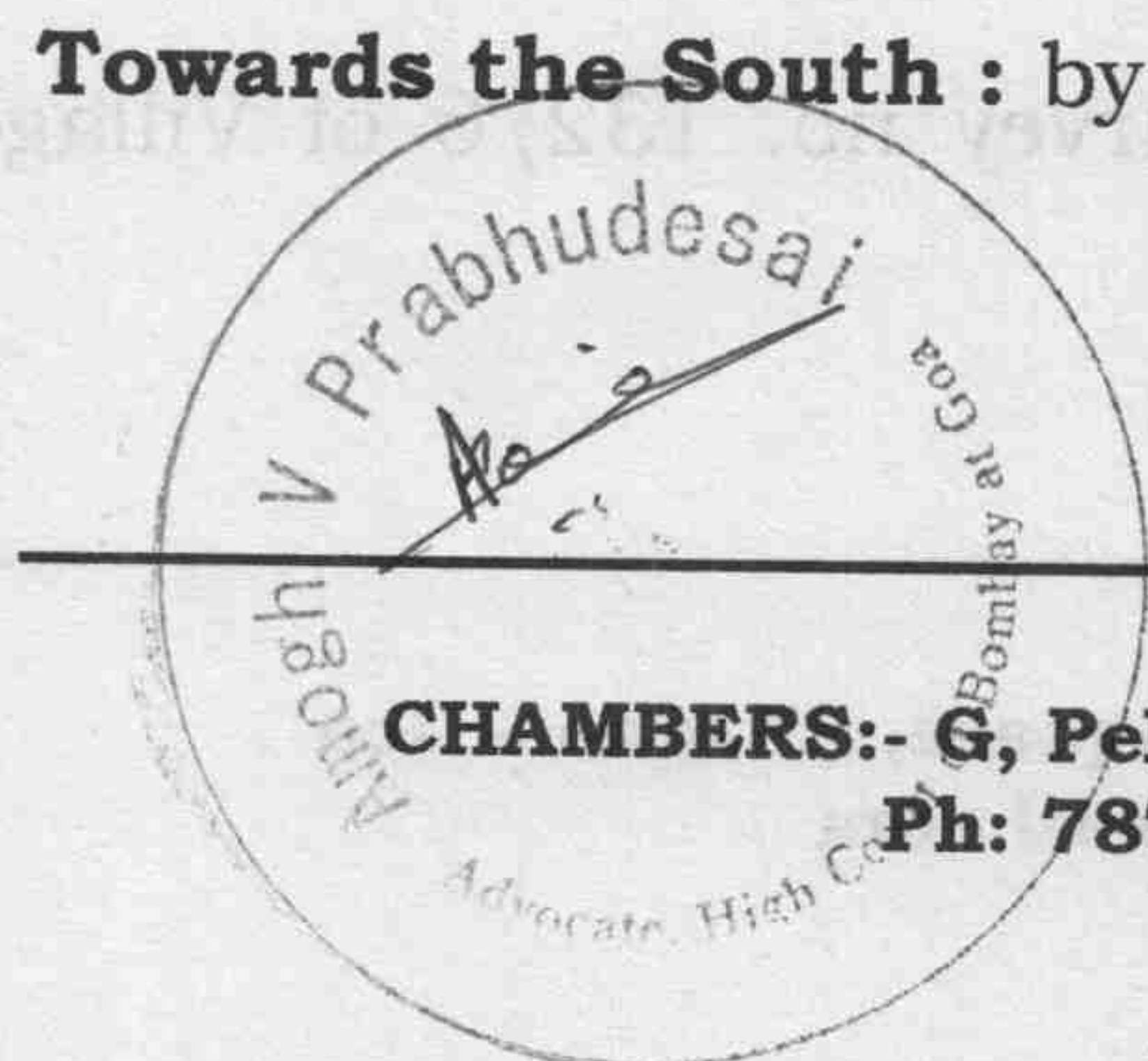
The said Plot is bounded as under:-

Towards the East : by Property bearing Survey no. 119/2 of Village Colva.

Towards the West : by Property bearing Survey no. 119/2 of Village Colva.

Towards the North : by Property bearing Survey no. 119/2 of Village Colva and

Towards the South : by Property bearing Survey no. 119/2 of Village Colva.



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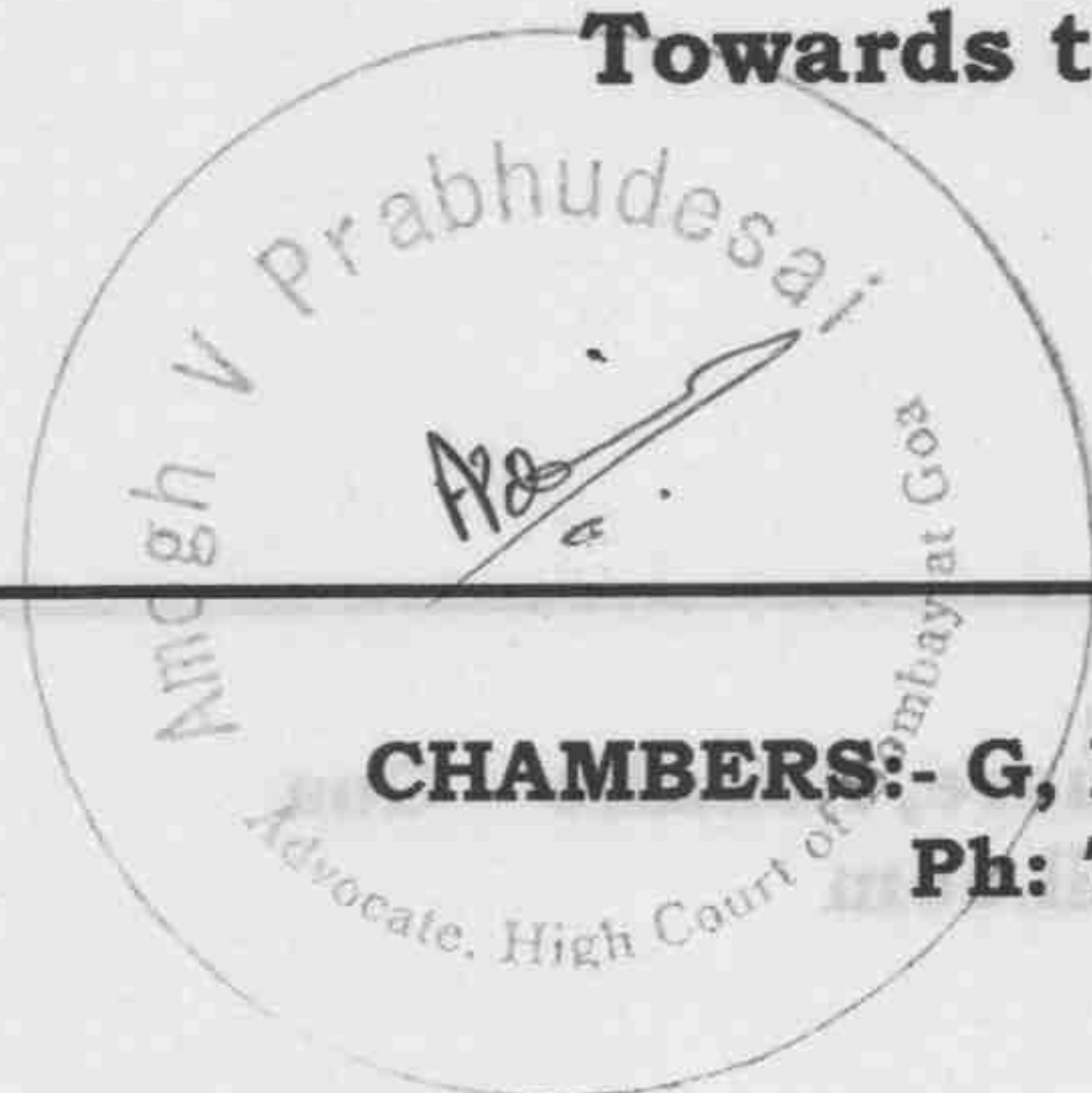
C. DESCRIPTION OF THE PROPERTIES PURCHASED BY MR TONY

RODRIGUES.

- i. **ALL THAT** part and parcel of land, Immovable Property known as **“IMPOD”**, also known as **“IMPODA”**, **admeasuring 12,807.40 sqmts**, which forms part of the aforesaid property Described in Schedule I and Surveyed under **Survey no. 119 , Subdivision no. 2**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim – Vanelim – Colva, Taluka and Sub – District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), enrolled under Matriz Nos. 65 & 128, but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete the said Property forms part of the **“SAID FIRST PROPERTY”** and hereinafter referred to as the **“PURCHASED PART OF THE SAID FIRST PROPERTY”**;

The said Plot is bounded as under:-

Towards the East : by Village Vanelim;



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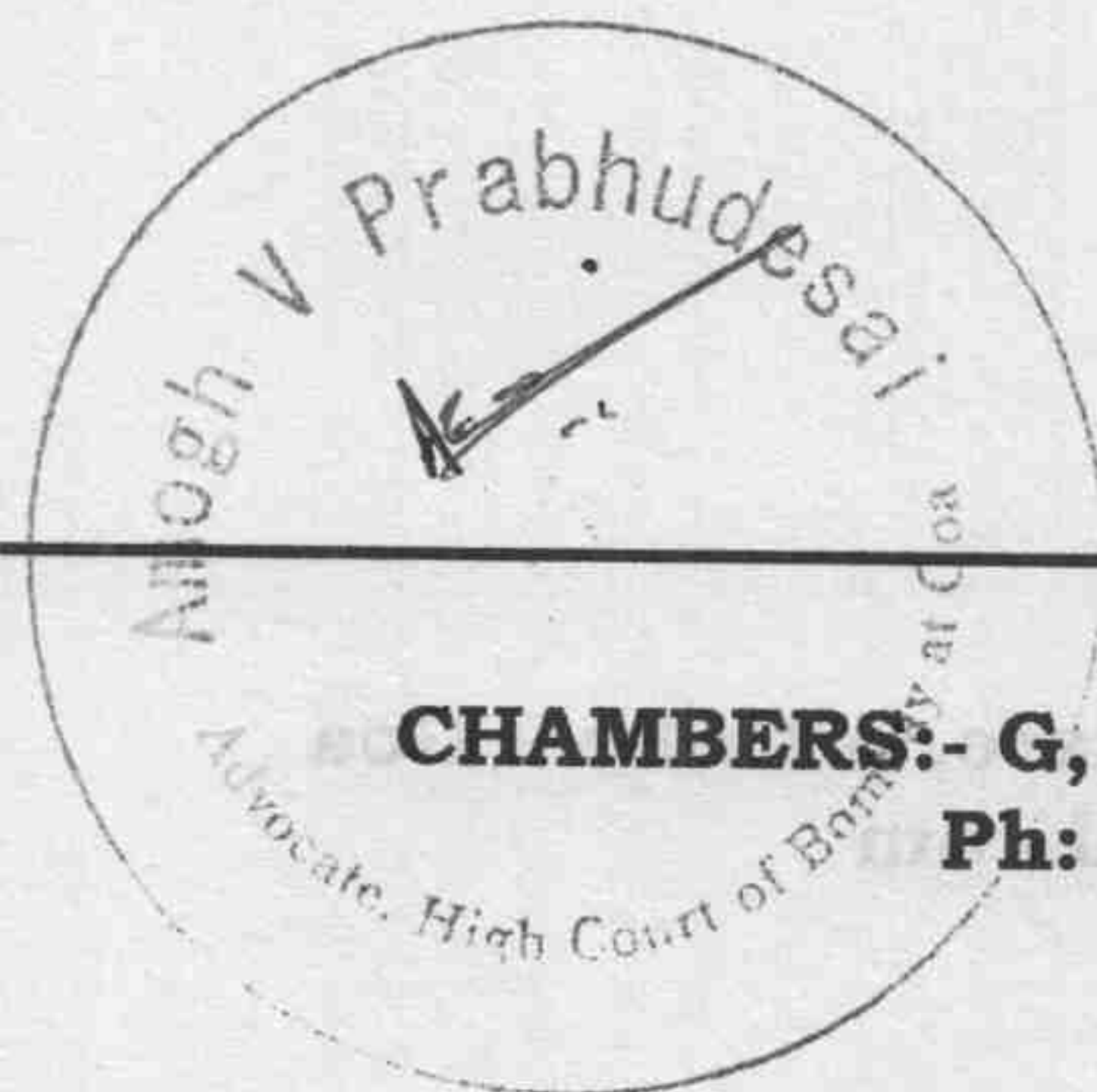
Towards the West : by the properties Surveyed under nos. 120/4, 132/2, 132/5, 132/6 and 132/7 of Village Colva;

Towards the North : by Properties Surveyed under nos. 120/1 and 120/3 of Village Colva and

Towards the South : by Property bearing Survey no. 132/6 of Village Colva.

And

- ii. There exists an Immovable Property known as **"IMPOD"**, also known as **"IMPODA"**, admeasuring 1925 sqmts and Surveyed under **Survey no. 119, Sub-division no. 3**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim – Vanelim – Colva, Taluka and Sub – District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870 (New Series), but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete, hereinafter referred to as the **"SAID SECOND PROPERTY"**.



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Amogh V Prabhudesai
(LLM)
Advocate

The said Plot is bounded as under:-

Towards the East : by Property bearing Survey no. 119/2 of Village Colva.

Towards the West : by Property bearing Survey no. 119/2 of Village Colva.

Towards the North : by Property bearing Survey no. 119/2 of Village Colva and

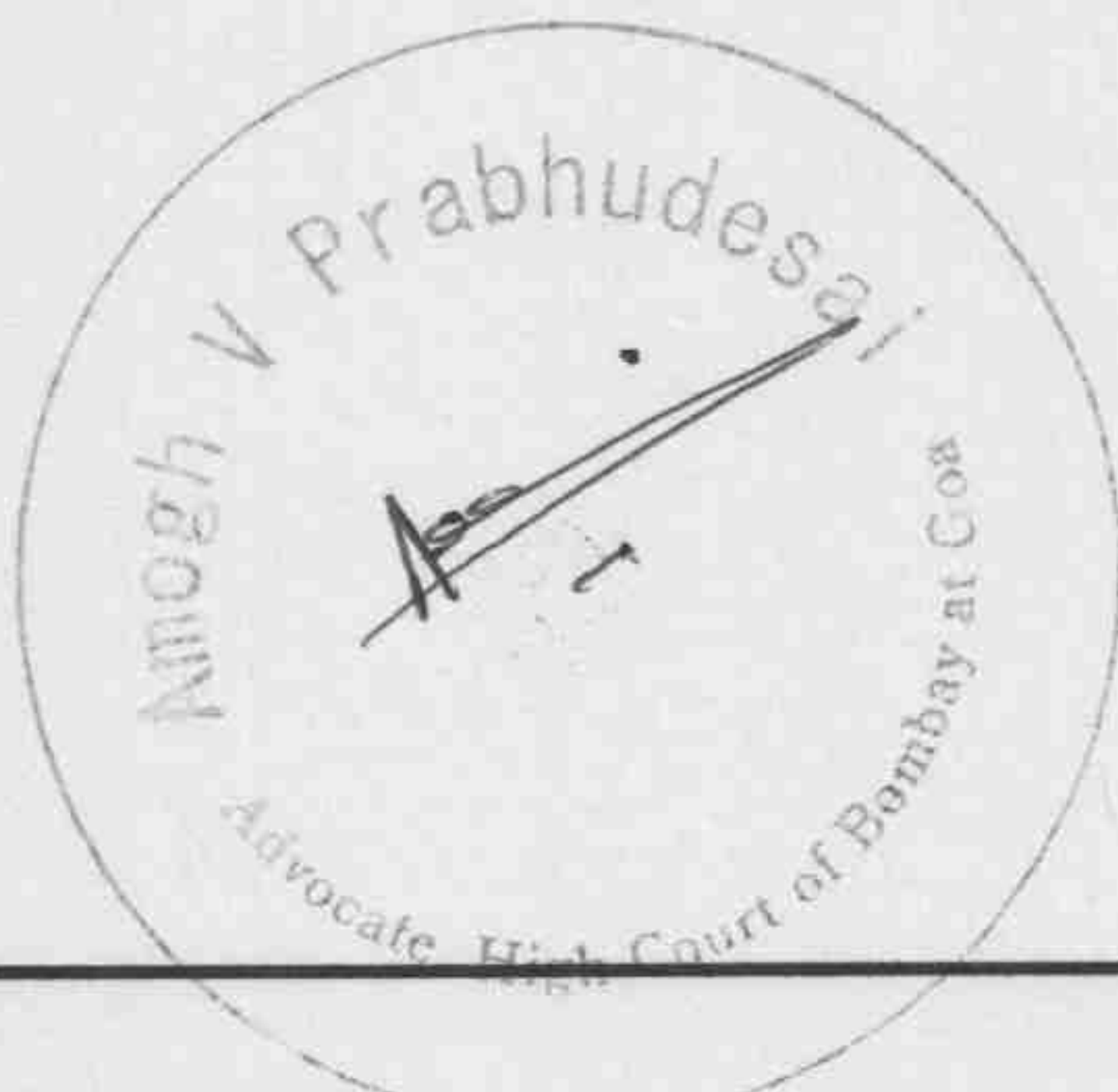
Towards the South : by Property bearing Survey no. 119/2 of Village Colva.

The **“PURCHASED PART OF THE SAID FIRST PROPERTY”**

admeasures 12807.40 sq mts and the **“SECOND PROPERTY”, which is**

a field, admeasures 1,925 sq mts, and are jointly referred to as the

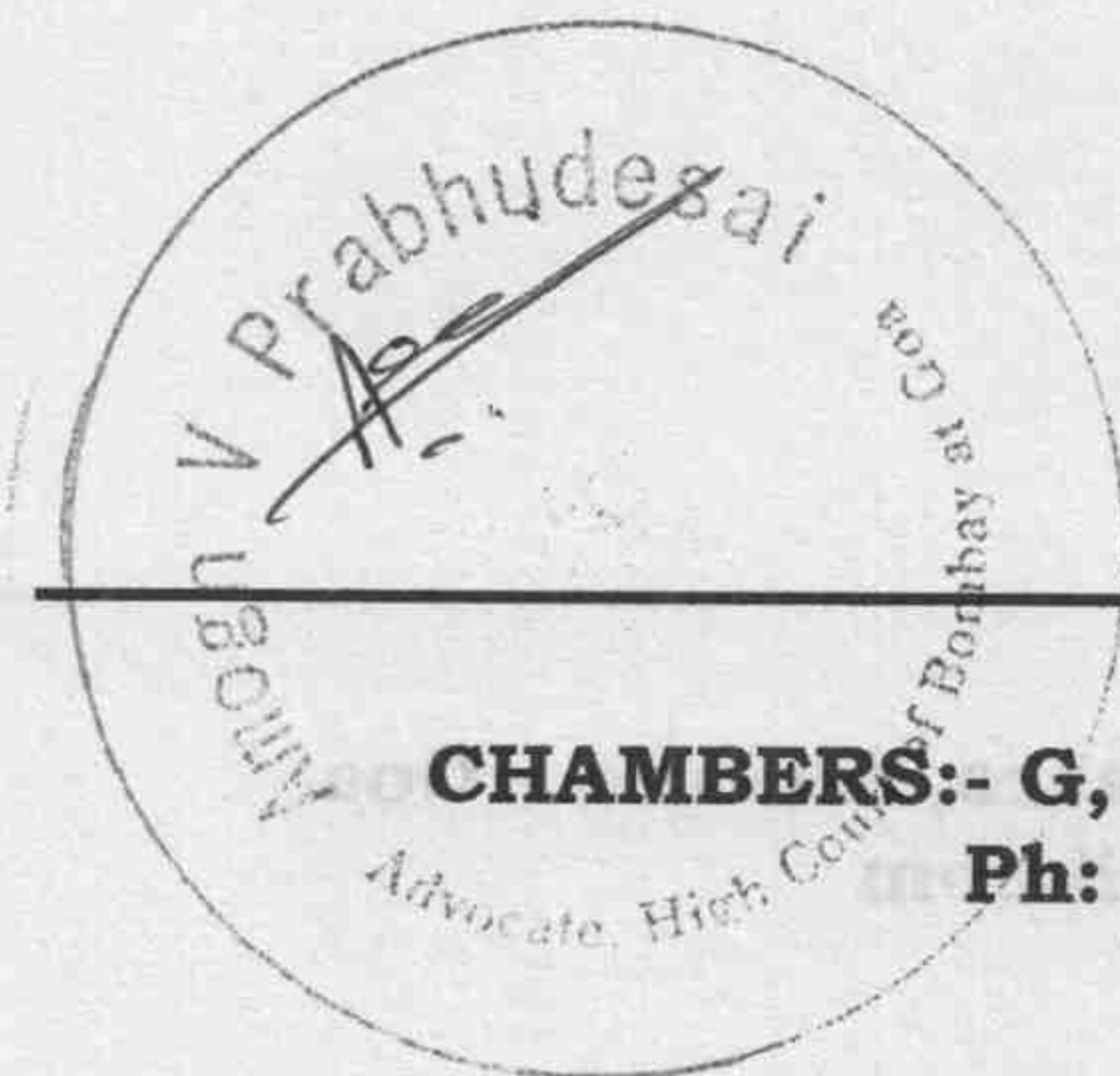
“SAID PROPERTY”.



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II. Description of the Documents Scrutinized.

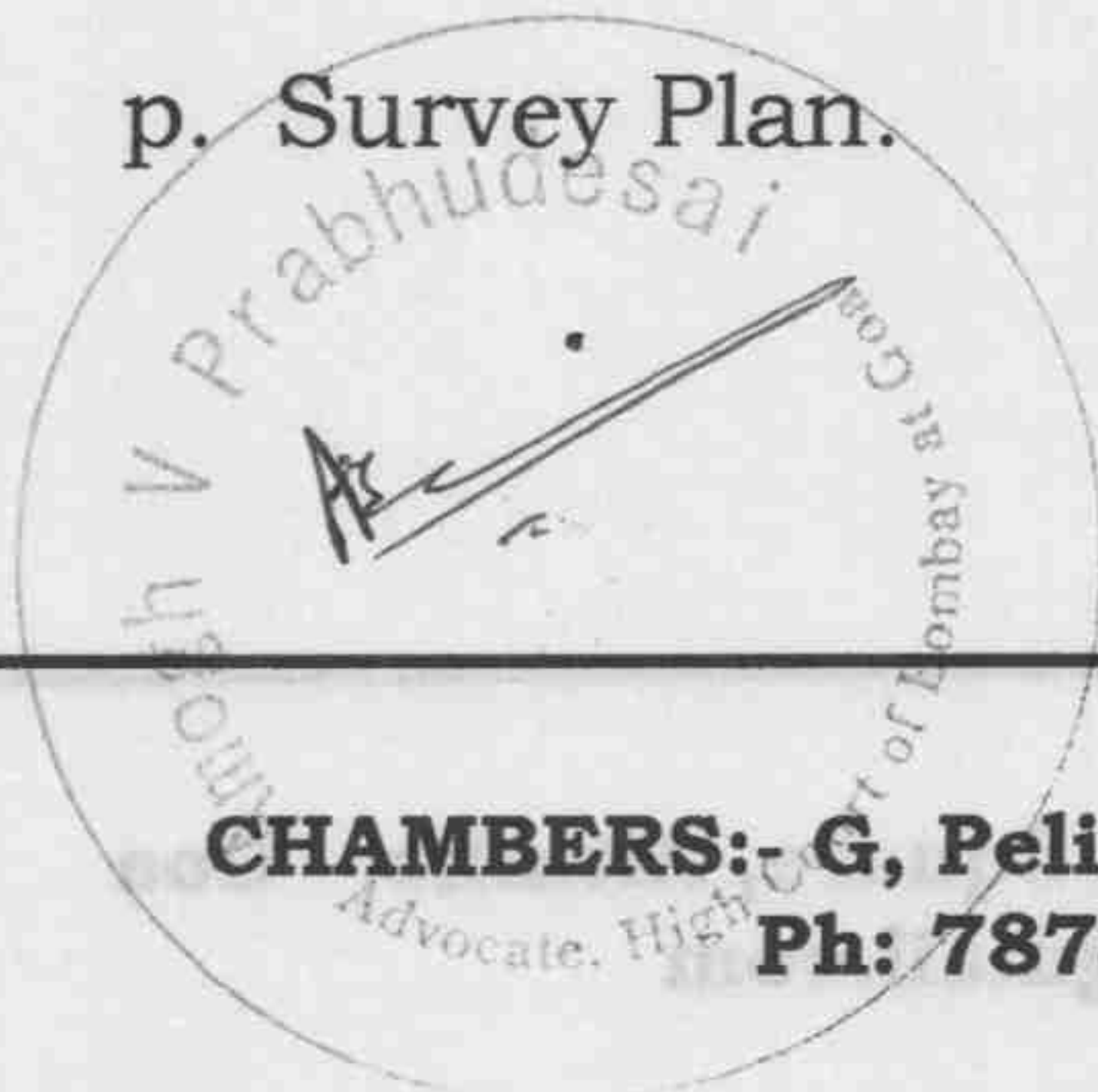
- a. Inscription and Description.
- b. Public Deed of Sale, Desistance, Discharges and Cancellation dated 21/05/1919.
- c. Deed of Qualification and Partition dated 17/03/1961 recorded at Folio 30 to 40 V of the Deed Book bearing no. 1124.
- d. Deed of Settlement dated 04/06/1966, bearing serial No. 390 and registered under no. 412 at pages 110 to 118, Book No. I, Vol no. 11, registered on 06/06/1966.
- e. Deed of Release of Usufruto dated 02/02/1971, bearing Serial No. 189, bearing registration no. 255 at pages 190 to 197, Of Book no I, Vol no. 72 registered in the office of the Sub Registrar, Salcete on 07/05/1971.
- f. Wills dated 03/09/1997 drawn in the Notary Book no. 113 of Wills at pages 91 to 97 overleaf and 1 to 6 overleaf.
- g. Deed of Consent dated 23/09/1997, executed in the Book of Deeds bearing no. 660 at pages 11v and 12 v.



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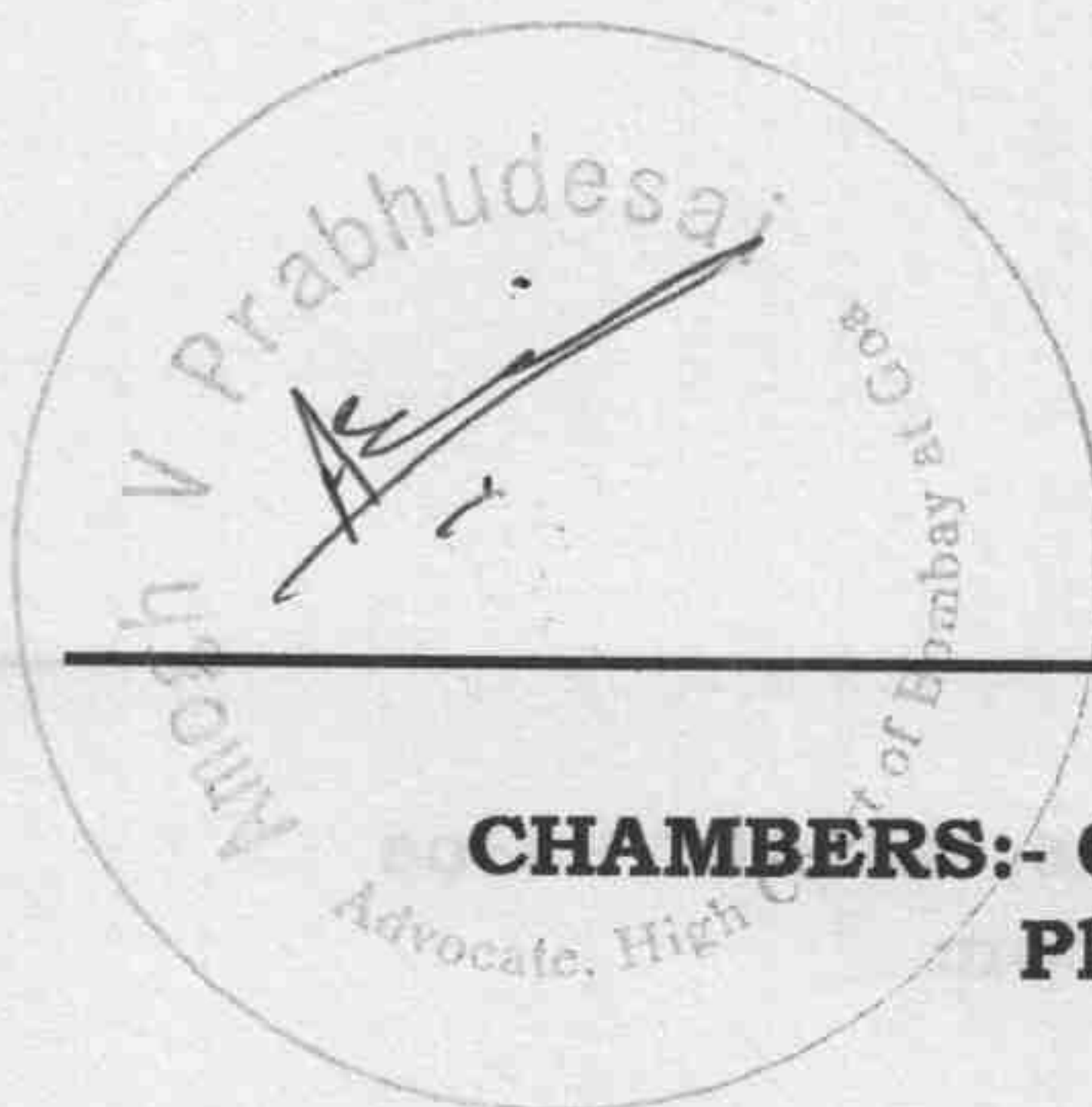
- h. Certificate issued by Mamlatdar, Salcete Margao on 10/08/1993 in favor of Filomena Bernardette S Jose Fernandes e Viegas with respect to the said property.
- i. Form XI i.e. Register of Mundkars issued on 04/08/2004.
- j. Order dated 09/02/2002 passed by the Hon'ble Court of the Civil Judge Senior Division at Panaji in Inventory Proceedings no. 40/2010/B.
- k. Order dated 29/07/2011 passed by the Hon'ble Civil Judge Junior Division, at Margao in Regular Civil Suit bearing no. 115/2009/E before.
- l. Consent Terms dated 29/08/2022, filed in Regular Civil Suit no. 260/2017.
- m. Plan of Allotment of Plots in terms of Consent Terms dated 29/08/2022
- n. Order dated 07/09/2022 passed by the Hon'ble Court of the Civil Judge Junior Division at Margao in Regular Civil Suit no. 260/2017
- o. Form I & XIV.
- p. Survey Plan.



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- q. Agreement for Development and Sale Dated 06/09/2022 bearing Book I Document Registration no. MGO-1-3449-2022 on 13/09/2022
- r. Conversion Sanad dated 06/07/2023 bearing no. CAD1SAL05-23-110/130
- s. Technical Clearance Order dated 20/04/2023 bearing Ref No. TPM/SUB-DIV/34124/COLVA/119/2/2023/2124
- t. Provisional NOC for Sub division dated 17/07/2023 bearing Ref No. VP/SVCG/674/2023-24
- u. DEED OF SALE dated 09/08/2024, duly registered in the office of the Sub Registrar, Salcete bearing Book I Doc Reg no. MGO-1-4157-2024 dated 21/08/2024
- v. Technical Clearance Order dated 08/11/2024 bearing TPM/SUB-DIV/34124/COLVA/119/2/2023/8463
- w. Final NOC for Sub division dated 26/11/2024 bearing Ref No. VP/SVCG/1694/2023-24
- x. Latest Form I & XIV
- y. Approved Final Sub Division Plan.



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III. Offices Searched.

I have conducted searches in the

- a. Office of the Mamlatdar, Salcete, South Goa, Goa,
- b. Sub Registrar Cum Civil Registrar, Salcete and
- c. Court of the Hon'ble Civil Judge Junior Division, Margao, Goa.



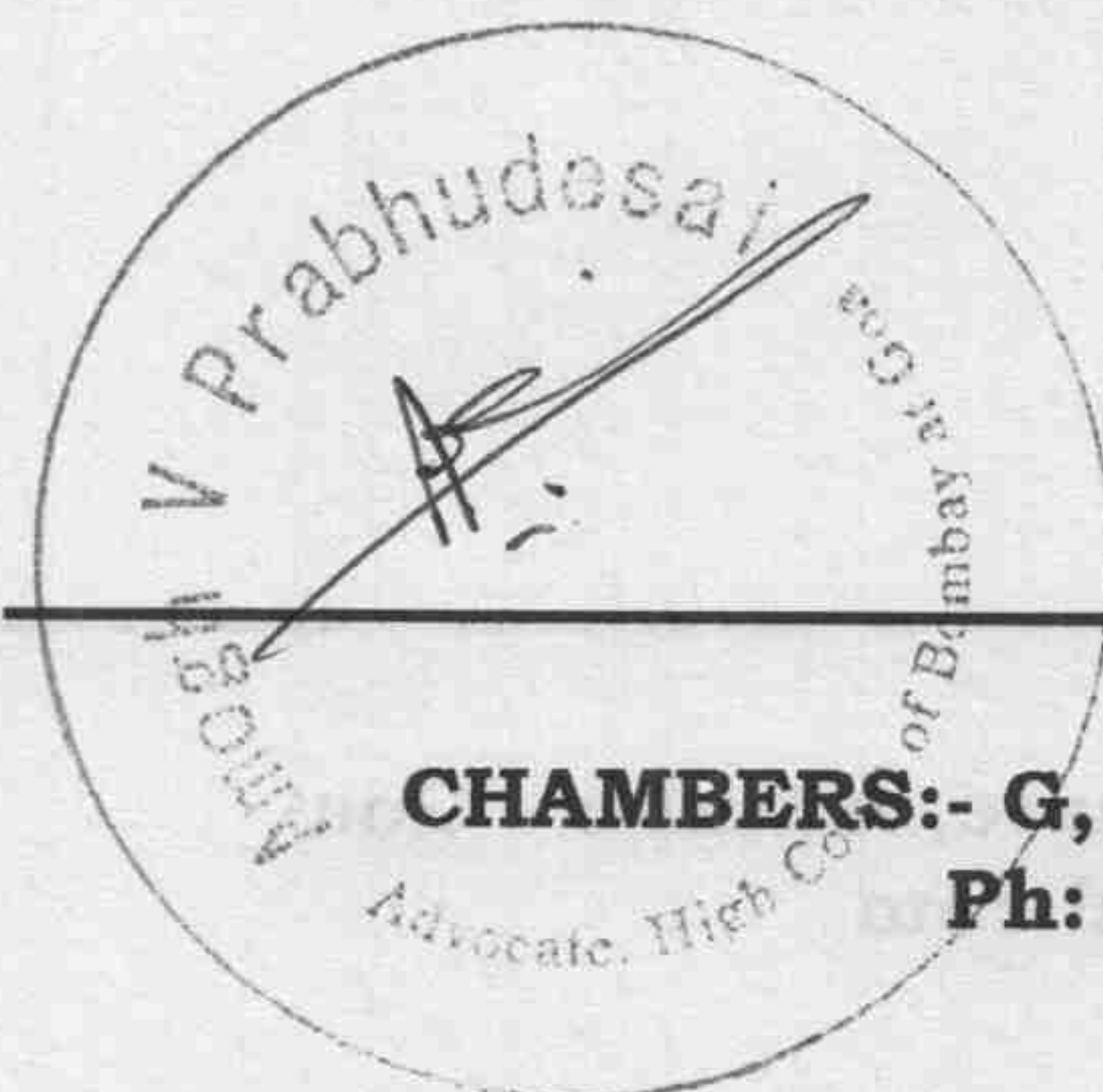
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IV. Flow of Title.

On Perusal of the Afore-listed documents and on having conducted Searches in the relevant offices I confirm that:-

a. Originally, the “**Said FIRST Property**” and the “**Said SECOND Property**” belonged to Balacrisna Siurama Sinai Quencro and Mrs Rada Bai alias Rada Bai Sinainim, who executed a Public Deed of Sale, Desistance, Discharges and Cancellation on 21/05/1919, executed before Notary Constancio Roque Bernardo Salvador da Cost presented under no. 1 of daybook of 30/05/1919, in favor of Mr Martin Fernandes alias Martinho Antonio Fernandes.

b. Mr Martin Fernandes alias Martinho Antonio Fernandes was married to Mrs Lenora De Loyola Furtado alias Angela Maria Leonor Carolina Gabriela De Loiola Furtado alias Leonor de Loila Furtado alias Leonor de Loiola Furtado e Fernandes.



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c. Upon the demise of Mr Martin Fernandes on 15/10/1960 a Deed of Qualification and Partition dated 17/03/1961 recorded at Folio 30 to 40 V of the Deed Book bearing no. 1124 wherein the heirs of the deceased late Mr Martin Fernandes were recorded as his wife Mrs Lenora De Loyola Furtado alias Angela Maria Leonor Carolina Gabriela De Loiola Furtado alias Leonor de Loila Furtado alias Leonor de Loiola Furtado e Fernandes and their children and heirs Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemão Viegas, Tatiana de Trindade Fernandes married to Inacio Cruz Dos Martires Pais alias Inacio Cruz Dos Martires Pais Cuddou and Cesaria de Jesus Fernandes whereby the assets of late Mr Martin Fernandes were amicably partitioned among the aforesaid heirs.

d. A Deed of Settlement dated 04/06/1966, bearing serial No. 390 and registered under no. 412 at pages 110 to 118, Book No. I, Vol no. 11, registered on 06/06/1966, was executed between the Mrs Lenora De Loyola Furtado alias Angela Maria Leonor Carolina Gabriela De Loiola Furtado alias Leonor de Loiola Furtado e Fernandes and her children

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Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemão Viegas, Tatiana de Trindade Fernandes married to Inacio Cruz Dos Martires Pais alias Inacio Cruz Dos Martires Pais Cuddou and Cesaria de Jesus Fernandes, vide the Deed of Settlement, the "**Said FIRST Property**" and the "**Said SECOND Property**", was allotted in favor of Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas.

e. Mrs Lenora De Loyola Furtado alias Angela Maria Lenor Carolina Gabriela De Loiola Furtado alias Leonor de Loiola Furtado e Fernandes there after executed a Deed of Release of Usufruto dated 02/02/1971, bearing Serial No. 189, bearing registration no. 255 at pages 190 to 197, Of Book no I, Vol no. 72 registered in the office of the Sub Registrar, Salcete on 07/05/1971, in favor of Mrs. Filomena Bernardette de San Jose Fernandes alias Filomena Bernardette de San Jose Fernandes e Viegas with respect to the "**Said FIRST Property**" and the "**Said SECOND Property**", and her other children,

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with respect to the other properties, releasing her usufruct in favor of her children.

f. Mrs. Filomena Bernardette de San Jose Fernandes alias Filomena Bernardette de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemão Viegas and governed under the Communion of properties became the co – owners of the **“Said FIRST Property”** and the **“Said SECOND Property”** .

g. Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemão Viegas, executed Wills dated 03/09/1997 drawn in the Notary Book no. 113 of Wills at pages 91 to 97 overleaf and 1 to 6 overleaf respectively and also executed a Deed of Consent dated 23/09/1997, executed in the Book of Deeds bearing no. 660 at pages 11v and 12 v, bequeathing their entire property and legitime to their heirs viz.

a. **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao**

Viegas alias Francisco Viegas, Bachelor,

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b. Mr Robin Viegas, Married to Mrs Lynette Viegas,

**c. Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas,
Divorced,**

**d. Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus
Mascarenhas and**

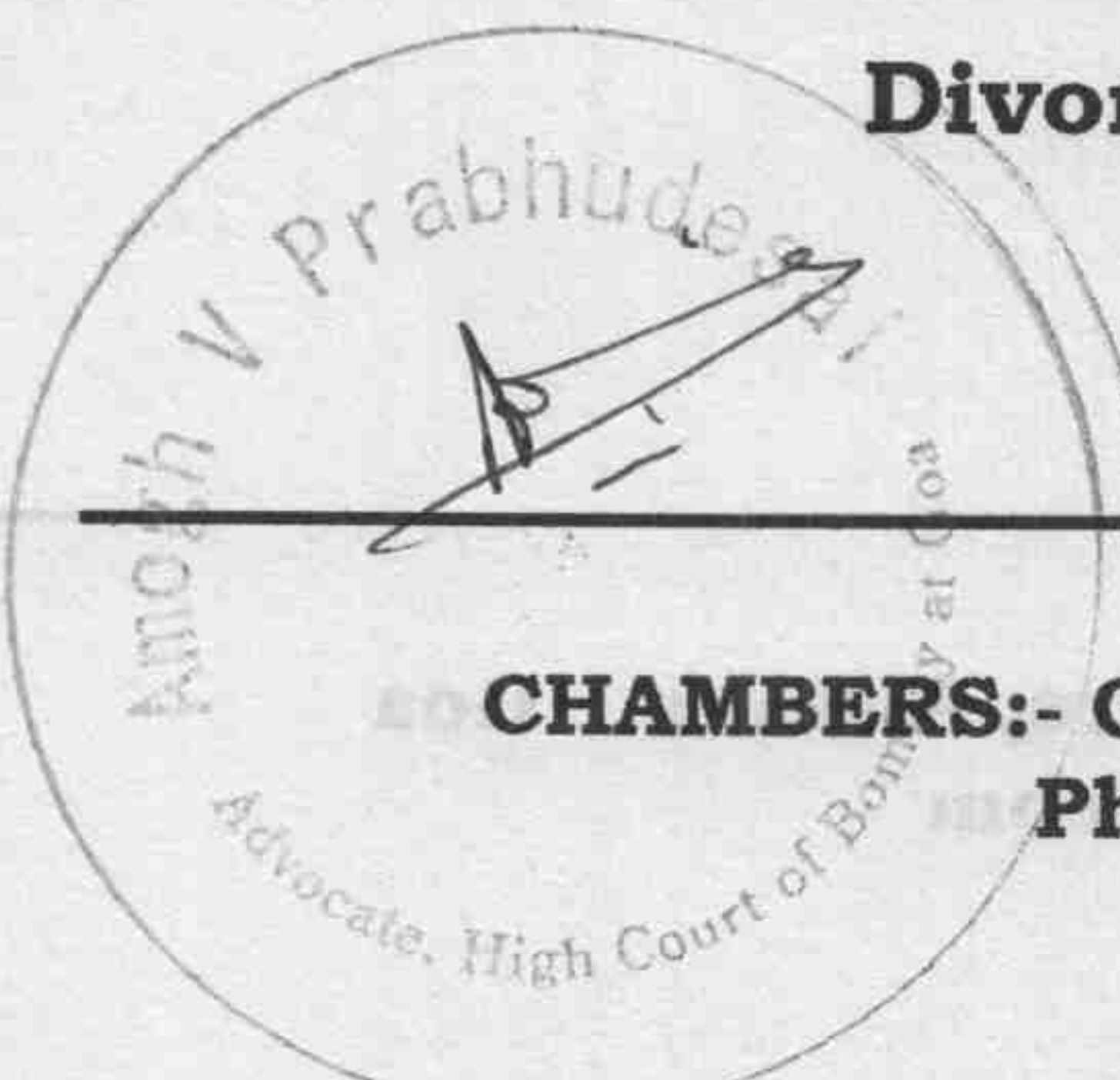
**e. Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs
Sonia Lemos.**

**h. Mr. Ciro De Santa Cruz Fernando Anunciação Alemão Viegas expired
on 30/12/2007 leaving behind his widow Mrs. Filomena Bernardete
de San Jose Fernandes alias Filomena Bernadete de San Jose
Fernandes e Viegas and their Children i.e. their heirs:-**

**I. Mr Francis Viegas alias Francisco Martinho Arthur
Anunciacao Viegas alias Francisco Viegas, Bachelor,**

II. Mr Robin Viegas, Married to Mrs Lynette Viegas,

**III. Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas,
Divorced,**



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IV. Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and

V. Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs Sonia Lemos.

- i. Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas filed a Regular Civil Suit bearing no. 115/2009/E before the Hon'ble Civil Judge Junior Division, at Margao against Jose Remedio Rodrigues, whereby the Hon'ble Court vide its Order dated 29/07/2011 was pleased to restrain Jose Remedio Rodrigues from carrying out any construction / illegal extensions in the Said Property.

- j. Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas expired on 03/08/2013 leaving behind as her sole and universal heirs her Children viz.

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Advocate

I. Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Bachelor,

II. Mr Robin Viegas, Married to Mrs Lynette Viegas,

III. Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Divorced,

IV. Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and

V. Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs Sonia Lemos.

k. The heirs of late Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas and Late Mr. Ciro De Santa Cruz Fernando Anunciação Alemão Viegas, have inherited equal 1/5th Share in the **"Said FIRST Property"** and the **"Said SECOND Property"**, by virtue of Final Chart of Allotment made in Inventory Proceedings no. 40/2010/B, instituted before the Hon'ble

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Court of the Civil Judge Senior Division at Panaji, which was confirmed vide Order dated 09/02/2012 passed by the Hon'ble Court.

1. By virtue of the Order of the Hon'ble Court, **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Bachelor, Mr Robin Viegas Married to Mrs Lynette Viegas, Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Divorced, Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs Sonia Lemos** became co-owners in possession of the "**Said FIRST Property**" and the "**Said SECOND Property**".

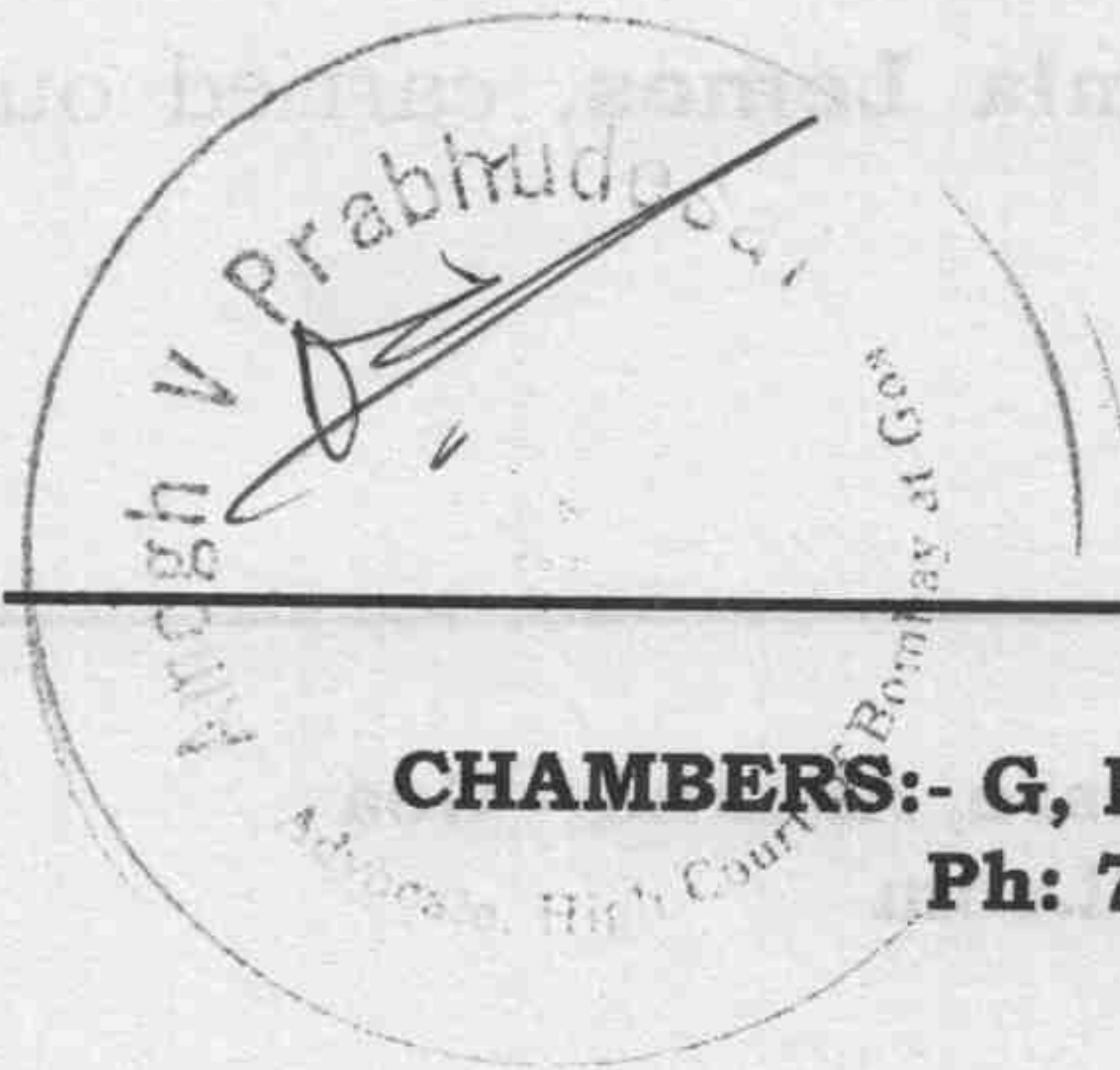
- m. **Mr. Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Mr Robin Viegas married to Mrs Lynette Viegas, Miss. Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Mrs Pamela Mascarenhas and Mrs. Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos**, carried out

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Mutation vide Mutation bearing no. 62487 and accordingly their names are reflected in the Name of the Occupant in the Form I & XIV.

Mrs. Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos and others (herein after referred to as the **Plaintiffs**) has filed a Suit for permanent and Mandatory Injunction & Consequential Reliefs bearing Regular Civil Suit no. 260/2017 before the Hon'ble Civil Judge Junior Division, at Margao, with respect to the **"SAID FIRST PROPERTY"** against 1. Mr Minguel D'silva, 2. Mrs Idalina D'silva, 3. Mr Efifano D'silva, 4. Mrs Filomena D'silva, 5. Mr Ernesto D'silva 6. Mr Filomeno D'silva, 7. Mrs. Ernestina Filomena D'silva, 8. Mr Custodio D'silva and 9. Mrs Fatima D'silva (herein after referred to as the **Defendants**) where by the Prayers are in the nature of to remove / demolish the extensions made to the existing houses and construction of 3 new houses and 7 new structures and to restore the land to its original position.



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for the Said Defendants in the Plots allotted to the said Defendants thereof.

s. The said Defendants nos 1 – 5 as of the date of filing of the Said Consent Terms had removed all their structures which existed in the said First Property, sans their Houses and Cow Sheds, which would be removed as and when the Plaintiff Would Construct the Houses as stated in the Consent Terms.

t. Based on the aforesaid the Defendants thereof Ceased to have any right over the Said Property leaving aside the Structures and Plots specifically allotted to them and the Plaintiff became the absolute owners of the same.

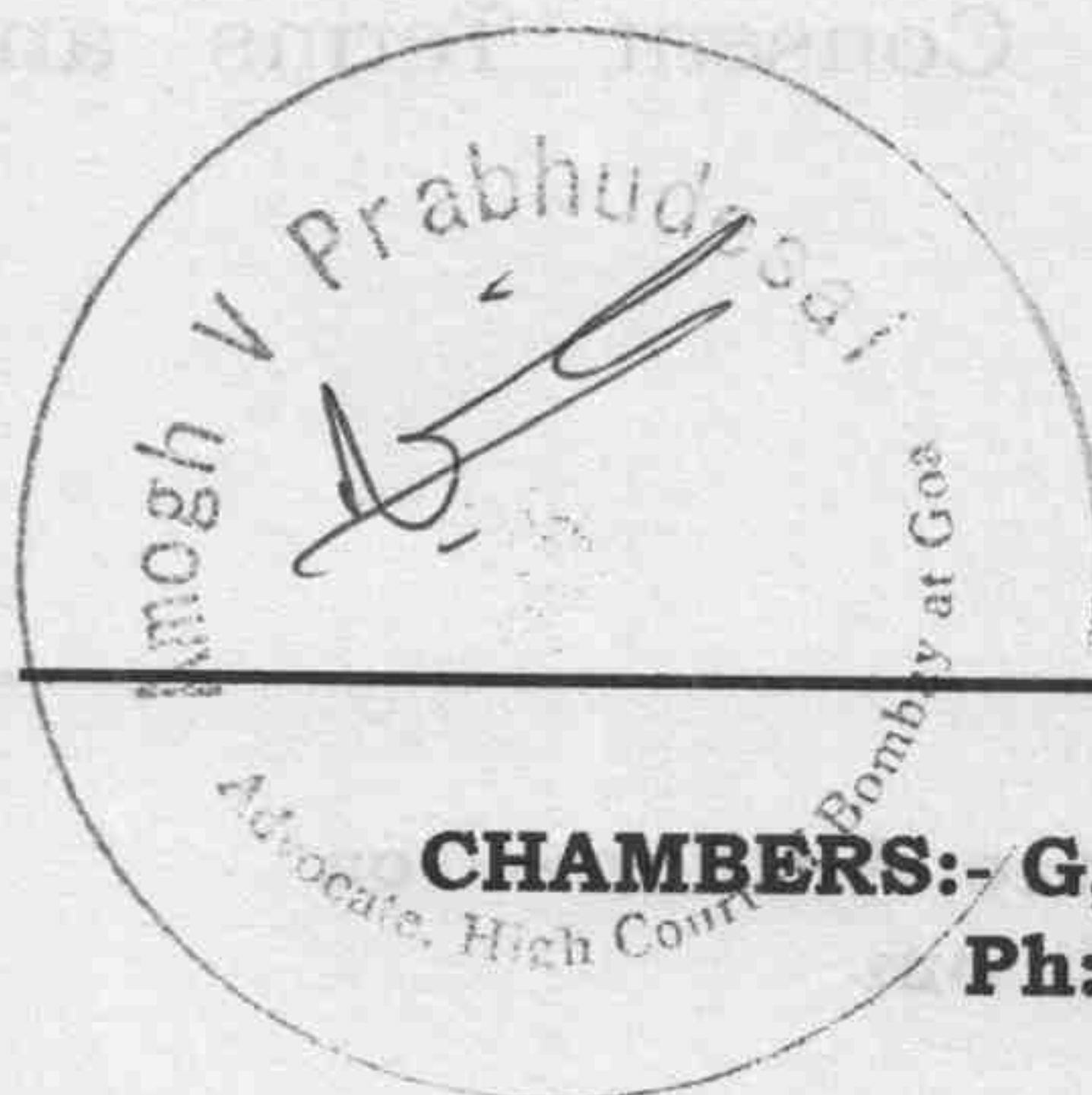
u. The Hon'ble Civil Judge Junior Division, Margao accordingly Passed an Order dated 07/09/2022 in Regular Civil Suit 260/2017, whereby the Hon'ble Court recorded the Aforesaid Consent Terms and



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Accordingly passed a Consent Decree thereof in terms of the Said
Consent Terms.

v. **Mr. Francis Viegas alias Francisco Martinho Arthur Anunciacao**
Viegas alias Francisco Viegas, Mr Robin Viegas married to Mrs
Lynette Viegas, Miss. Ava Viegas alias Ava Thomas alias Maria
Ava Viegas, Mrs Pamela Mascarenhas and Mrs. Maria Sonia Elvira
Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos agreed to sell
and entered into an **Agreement for Development and Sale Dated**
06/09/2022, duly registered in the office of the Sub Registrar,
Salcete, bearing Book I Document Registration no. MGO-1-3449-2022
on 13/09/2022, with respect to an area admeasuring **12807.40 sq**
mts out of the Said **FIRST PROPERTY i.e** and an area admeasuring
1925 sq mts out of the **Said SECOND PROPERTY, i.e. "THE SAID**
PROPERTY", with Mr Tony Rodrigues as Purchaser.



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n. During the pendency of the said matter Mr Filomeno D'silva expired and his legal heirs were brought on record viz. Mr George D'silva, Mr Paul Derick D'silva, Mrs Cynthia Fernandes, Mr Sebastiao Velinton D'silva and Joaquim Clinton D'silva.

Subsequently, the parties to the aforesaid Suit agreed to settle the matter and accordingly Consent Terms dated 29/08/2022 was filed before the Hon'ble Court.

o. As per the said Consent Terms, the Plaintiffs and the Defendants Agreed that the Plaintiffs would allot specific area to the Defendants in the Said First Property and in lieu of the same the Defendants would remove all their structures constructed in the Said First Property and in pursuance of the same the Plaintiff and the Defendants would settle the matter thereof.

p. The Plaintiffs agree to Allot to the Defendant as follows:-

- To the Defendant nos.1 and 2 - Plot bearing no. 2 admeasuring 505.30/sq mts.

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- To the Defendant nos. 3 and 4 – Plot bearing no. 1 admeasuring 583.50 sq mts.
- To the Defendant no. 5 – Plot bearing no. 3 admeasuring 570.60 sq mts.
- To the Defendant nos 6 (I) – (V) – Plot bearing no. 5 admeasuring 431.60 sq mts **and**
- To the Defendant nos. 8 and 9 – Plot bearing no. 4 admeasuring 542.60 sq mts.

q. In terms of the Consent Terms the Defendant nos. 6 (I) – (V), 7, 8 and 9 were to retain the structure in terms of the Plot Allotted to them as stated above and a Sale Deed to that Effect is to be executed in their favor and pursuant to the same the said Defendant nos. 6 (I) – (V), 7, 8 and 9 would cease to have any claim on the Said Property.

r. In terms of the Said Consent Terms, the Defendant nos 1 – 5 were to be allotted Plots admeasuring a total area of about 1659.40 sq mts in the Said First Property and the Plaintiffs were to Construct 3 houses

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Pursuant to the aforesaid Agreement the following permissions were obtained with respect to the said **FIRST PROPERTY**:-

w. **Conversion Sanad dated 06/07/2023 bearing no. CAD1SAL05-23-110/130**, was granted by the **Additional Collector I, South Goa, Margao, Goa**, for an area admeasuring **15,576 sq mts** with respect to the Said **FIRST PROPERTY**.

x. **Technical Clearance Order dated 20/04/2023 bearing Ref No. TPM/SUB-DIV/34124/COLVA/119/2/2023/2124** issued by the **Dy. Town Planner, Town And Country Planning Department, South Goa, Margao, Goa, for Sub Division (provisional) of the Said First Property**.

y. **Provisional NOC for Sub division dated 17/07/2023 bearing Ref No. VP/SVCG/674/2023-24** from the office of the **Village Panchayat of Sernabatim, Vanelim, Colva and Gandaulim**.

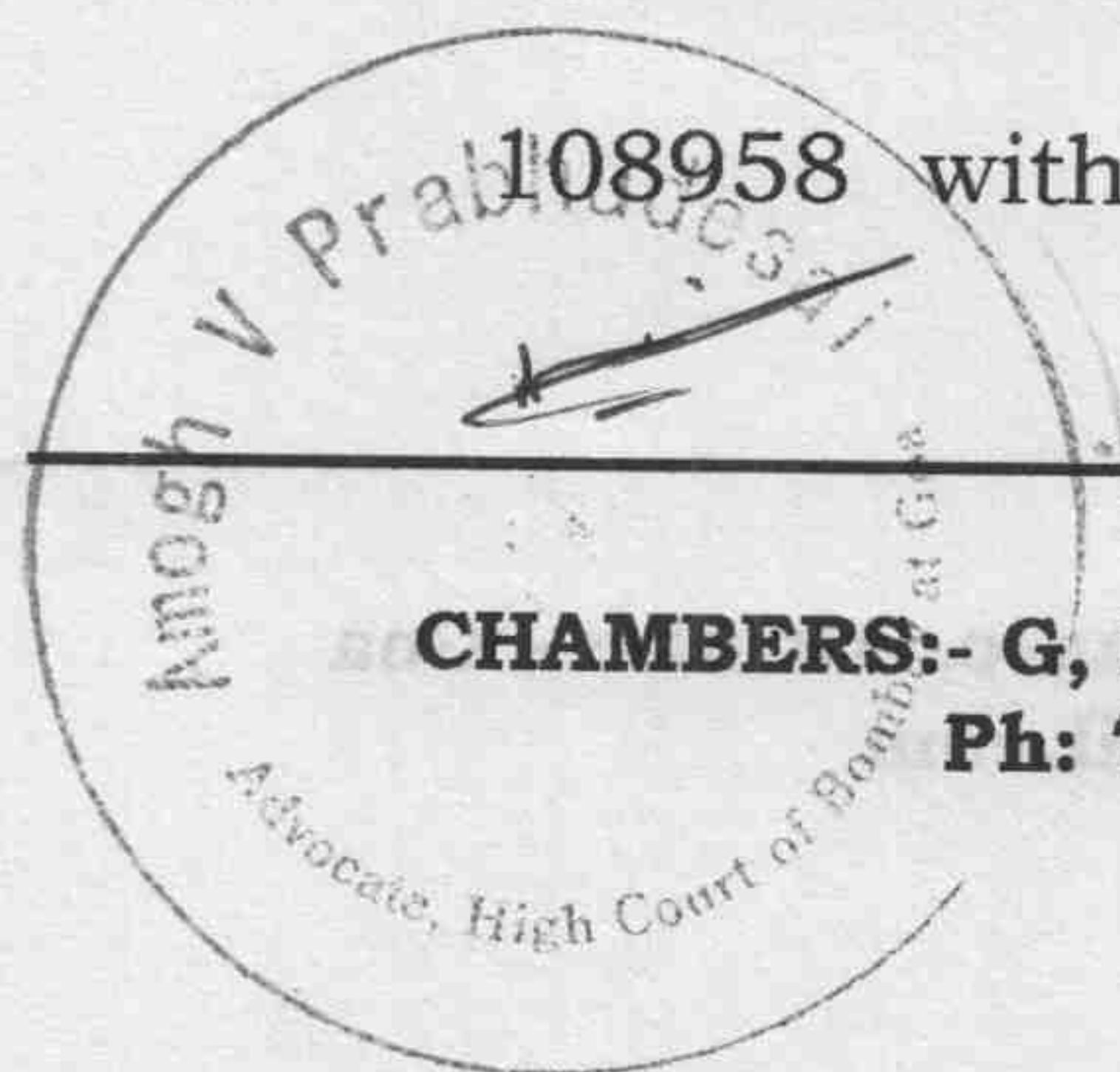
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z. **Mr. Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Mr Robin Viegas married to Mrs Lynette Viegas, Miss. Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Mrs Pamela Mascarenhas and Mrs. Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos** executed a **DEED OF SALE** dated 09/08/2024, duly registered in the office of the Sub Registrar, Salcete bearing **Book I Doc Reg no. MGO-1-4157-2024** dated 21/08/2024 in favor of Mr Tony Rodrigues, wherein an area admeasuring **12807.40 sq mts** out of the Said **FIRST PROPERTY** i.e the **"PURCHASED PART OF THE SAID FIRST PROPERTY"** and an area admeasuring **1925 sq mts** out of the Said **SECOND PROPERTY i.e. "THE SAID PROPERTY"** was conveyed in favor of Mr Tony Rodrigues.

aa. **Mr Tony Rodrigues** thus became the absolute owner in possession of **"THE SAID PROPERTY"** and has carried out Mutation with respect to the **Form I & XIV** pertaining to the "Said Property" and his name is reflected in the Occupants Column vide Mutation bearing Entry No.

108958 with respect to the **"PURCHASED PART OF THE SAID**

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FIRST PROPERTY and Mutation bearing Entry No. 108959 with respect to the **Said SECOND PROPERTY**.

bb. **Technical Clearance Order dated 08/11/2024 bearing TPM/SUB-DIV/34124/COLVA/119/2/2023/8463** has been obtained from the Town Planner, Town and Country Planning Department, Government of Goa, whereby Land Sub – division (Final) was granted for Part A with respect to the **“Said Property”**;

cc. **Final NOC for Sub division dated 26/11/2024 bearing Ref No. VP/SVCG/1694/2023-24** has been obtained from the office of the **Village Panchayat of Sernabatim, Vanelim, Colva and Gandalim** for Part A with respect to the **“Said Property”**;



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Amogh V Prabhudesai
(LLM)
Advocate

V. Opinion:

In the Light of the aforesaid and after perusing the relevant documents I opine that:-

- a. **Mr Tony Rodrigues** is the owner in possession of the **“PURCHASED PART OF THE SAID FIRST PROPERTY”** admeasures 12807.40 sq mts and the **“SECOND PROPERTY”, which is a field**, admeasures 1,925 sq mts, and are jointly referred to as the **“SAID PROPERTY”**;
- b. **The Title of Mr Tony Rodrigues is Valid, Free, Clear and Marketable.**

Dated this 27th November, 2024.

Amogh V Prabhudesai

Amogh V Prabhudesai,

Advocate

Amogh V Prabhudesai

Advocate

Chambers: G, Ground floor, Pelican
Apartments,
Altinho, Panaji - Goa, 403001

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