



Dated: 17/07/2023

To,

M/s D. Pal Buldcon Pvt. Ltd.
Through Its Director
Mr. Dharm Pal Kukreja
12/5, Palmohan Apartment,
Club Road, Punjabi Bagh West Delhi 110026

CERTIFICATE OF TITLE

Description of the Property :-

ALL THAT Property known as "KUTCHEM BHAT" also known as "CUDDICHEM BATT" also known as "CUDCHEM BATT" situated in the Village Panchayat pf Anjuna, Bardez Taluka, District of North Goa and State of Goa, which is found described in the Land Registration Office of Bardez under No.834 at Page 298 overleaf of Book B 6 (Old), nor enrolled in the Land Revenue Office, surveyed under Old Cadastral Survey No.6281 admeasuring an area of 1900 sqmts, presently surveyed under Survey No.89/9 of Village Anjuna, Taluka Bardez, District of North Goa and State of Goa and is bounded as under :

On the North : By the property bearing Survey No.6/5, 89/9, 6/4, 6/2 and 6/3 of Village Anjuna, Bardez, Goa



On the South : by the property bearing Survey No.7/20 of Village Anjuna,
Bardez, Goa

On the East : By the property surveyed under Survey No.6/5, 7/1, 7/27/3, 7/4,
7/6, 7/16, 7/22, 6/7 of Village Anjuna, Bardez, Goa;

On the West: by the property surveyed under Survey No.6/3, 90/61 and 89/8 of
Village Anjuna, Bardez, Goa

II Description of documents scrutinized: -

1. Inscription and Description
2. Registo do Agrimensor
3. Demarcation Proceedings
4. Form III
5. Form IX
6. Manual Form I and XIV
7. Tenancy Case beating No.TNC/SR-ANJ/15/2010/JM-VI (Old Case Number)
TNC/SR-ANJ-5/2010/Main Mamlatdar (New Case Number)
8. Order dated 23/01/2019 in Inventory Proceedings bearing No.535/2014/B
passed by the Civil Judge Senior Division at Mapusa
9. Form I and XIV dated 06/11/2019
10. Deed of Sale dated 19/03/2020 duly registered before the Sub Registrar of
Bardez under Book-1 Document bearing Reg No.BRZ-1-1204-2020 dated
28/04/2020



11. Form I and XIV dated 30/07/2021
12. Order dated 09/12/2021 by the Court of the Deputy Collector in Case No.LRC/MUT/APL/BAR-I/7/2021 passed on
13. Deed of Rectification and Ratification dated 05/03/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing reg No.BRZ-1-1146-2022 dated 15/03/2022
14. Deed of Sale dated 09/12/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5578-2022 on 09/12/2022
15. Zoning Information dated 21/04/2023 under Ref No.TPBZ/ZON/11596/ANJ/TCP-2023/3172 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa
16. Conversion Sanad dated 12/05/2023 under Ref No.4/135/CNV/AC-III/2023/698 issued by the Office of the Additional Collector-III North Goa at Mapusa, Goa
17. Draft Deed of Sale

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title: -

[Handwritten signature]



There exists Property known as "KUTCHEM BHAT" also known as "CUDDICHEM BATA" also known as "CUDCHEM BATA" situated in the Village Panchayat of Anjuna, Bardez Taluka, District of North Goa and State of Goa, which is found described in the Land Registration Office of Bardez under No.834 at Page 298 overleaf of Book B 6 (Old), nor enrolled in the Land Revenue Office, surveyed under Old Cadastral Survey No.6281 admeasuring an area of 1900 sqmts, presently surveyed under Survey No.89/9 of Village Anjuna, Taluka Bardez, District of North Goa and State of Goa, hereinafter referred to as the 'Said Property' and more particularly described hereinabove.

The Said Property was inscribed in favour of Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes under Inscription No.31337 of Book B G 6 G-36 Folio-42 Bardez.

The name of the Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes is transcribed under Agreement under old Cadastral bearing No.6281 in respect of the said bigger property bearing Survey No.89 Sub Division No.9 of Village Anjuna.

The said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes were minor children of Joao Antonio Vincent Luis Gonsanca Nunes and his wife Eusemiana Estefamilia Joaquina Ferrao.

Though the names of the said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes were inscribed under Inscription No.31337, the name on the Form



III and Manual Form I and XIV so also Form I and XIV dated 06/11/2019 mentions the name of Tony Nunes and John Nunes as said Antonio Francisco Valentino Nunes was known as Tony Nunes and Joao Antonio Conceicao Nunes was known as John Nunes.

Said Joao Antonio Conceicao Nunes also known as John Nunes was married to Mrs. Chritalina Octavia Nunes also known as Christalina Nunes. The said Joao Antonio Conceicao Nunes alias John Nunes expired at Anjuna on 21/11/2007, without leaving any Will and any other deposition and leaving behind his wife said Christalina Nunes and his one daughter Mrs Cheryl Salmon married to Mr. Reegan Salmon. The said Cheryl Salmon expired without leaving behind any issues.

The said Antonio Francisco Valentino Nunes also known as Tony Nunes was married to Olympia Nunes. The said Antonio Francisco Valentino Nunes expired at Porvorim on 13/06/1997 without leaving behind any issues.

By virtue of Inventory Proceedings bearing No.535/2014/B before the Civil Judge Senior Division at Mapusa, the said bigger property being property surveyed under Survey No.89 Sub Division No.9 along with the other property bearing Survey No.6 Sub Division No.5 of Village Anjuna was inherited by said Christalina Nunes the sole legal heir of late Joao Antonio Vincent Luis Gonzaga Nunes also known as Antonio Nunes also known as Gojak Nunes also Gonjak Nunes and his wife Eufemiana Estefanaia Joaquina Nunes was mentioned at Item No.2 of the said Inventory Proceedings.

Said Christalina Octavia Nunes was duly represented by Mr. Charles Oscar Telles who was the legal guardian and who was appointed the deputy of property and



affairs/legal guardian for the said Christalina Octavia Nunes by Court of Protection of England and Wales on 09/08/2010 and who was further vide POA dated 24/04/2014 represented by Mr. Larry Homes, son of Mr. Frank Homes, resident of Anjuna, Bardez, Goa to execute any document in respect of the said bigger property. That said Christalina Octavia Nunes vide Deed of Sale dated 19/03/2020 through her legal guardian and POA Holder Mr. Charles Oscar Telles who was further represented by Mr. Larry Holmes, sold the said bigger property bearing Survey No.89/9 to Mr. Jeremiah Nunes, who has acquired absolute right, title and interest to the said bigger property. The said Deed of Sale dated 19/03/2020 is duly registered under Book-1 Document bearing Reg No.BRZ-1-1204-2020 dated 28/04/2020. The Deed of Sale dated 19/03/2020 was rectified by virtue of Deed of Rectification and Ratification dated 05/03/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing reg No.BRZ-1-1146-2022 dated 15/03/2022 for the purpose of adding Mr. Teodorio Elizabeth Vincent Nunes and Mrs. Lourdes Nunes as Confirming Party as they had earlier entered into Agreement dated 20/11/2006 with the predecessors in title.

By virtue of the above Deed of Sale dated 19/03/2020 said Mr. Jeremiah Nunes became the absolute owner in possession of the Said Property.

The Said Property stands mutated in the name of Mr. Jeremiah Nunes as confirmed by Form I and XIV dated 30/07/2021.

By Deed of Sale dated 09/12/2022 executed before the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-5578-2022 on 09/12/2022, said Mr. Jeremiah Nunes, unmarried as the Vendor sold and conveyed the Said



Property to Mr. Datta Prasad Prabhakar Vernekar alias Dattaprasad Vernekar and Mr. Mahavir Kasi Nadar as the Purchasers.

By virtue of the said Deed of Sale dated 09/12/2022 said Mr. Datta Prasad Prabhakar Vernekar alias Dattaprasad Vernekar and Mr. Mahavir Kasi Nadar became the absolute owners in possession of the Said Property described herein above.

Zoning Information dated 21/04/2023 under Ref No.TPBZ/ZON/11596/ANJ/TCP-2023/3172 was issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Goa stating that the said property falls in the Settlement Zone.

Conversion Sanad dated 12/05/2023 under Ref No.4/135/CNV/AC-III/2023/698 was issued by the Office of the Additional Collector-III North Goa at Mapusa, Goa.

Tenancy Case bearing No.TNC/SR-ANJ/15/2010/JM-VI (Old Case Number) TNC/SR-ANJ-5/2010/Main Mamlatdar (New Case Number) was filed by the heirs of late Pundalik Parsekar against Chris Nunes, Cherryl Salmon and her husband Regan Salmon and Olimfnia T. Nunes. Subsequently vide application dated 24/09/2021, all the legal heirs have filed an application to withdraw the said case on the ground that they have realised that there is no genuine claim in respect of the Said Property.

The Court of the Deputy Collector in an appeal filed by Mrs. Parvati Pundalik Parsekar, who filed an application for withdrawal of the case under Case No.LRC/MUT/APL/BAR-I/7/2021 passed an Order dated 09/12/2021 and closed the proceedings.

(Handwritten signature and stamp)



Deed of Sale to be executed before the Sub Registrar of Bardez between Mr. Datta Prasad Prabhakar Vernekar alias Dattaprasad Vernekar and Mr. Mahavir Kasi Nadar and their spouses as Vendors to sell the Said Property described herein above to M/s D Pal Buildcon Pvt. Ltd. as the Purchaser.

Based upon the documents produced and the searches conducted, I opine that M/s D Pal Buildcon Pvt. Ltd. will become the exclusive owner in possession of the SAID PROPERTY described herein above on payment of entire consideration and on execution of Deed of Sale and will have a clear and marketable title to the said Property and can create a valid mortgage of the said Property, subject to production of latest Nil Encumbrance Certificate of Property which shall be legal and enforceable.

V. Opinion: -

From the documents produced I am of the opinion that said M/s D Pal Buildcon Pvt. Ltd. will become the exclusive owner in possession of the SAID PROPERTY described herein above on payment of entire consideration and on execution of Deed of Sale and will have a clear and marketable title to the said Property and can create a valid mortgage of the said Property, subject to production of latest Nil Encumbrance Certificate of Property which shall be legal and enforceable.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate