

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note: Neither Government nor the Sub Registrar issuing the Certificate Guarantees the accuracy or correctness of the contents of this Certificate and will not be liable for claim for damages in respect of any information contained therein.

Certificate No. :- NEC/9/2023/3568

Receipt No. :- 2023-24/9/7799

Waseem Ahmed , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

Plot Number	: 94/3
Area Of Land	: 1700
Martiz no	: 00
Land registration no	: 33185
Description no	: Dabasache Batache Shet
Property id	: 1FB5A
Survey No.	: 94
Sub Division No.	: 3
Village	: Guirim
Taluka	: Bardez
District	: NorthGoa
State	: Goa
North	: By the property of D H Dmello and Helena Dmello bearing survey No 945 and 942
South	: By the Paddy Field of Gabriel Daurte Fernandes bearing survey no 932 and Gutter
East	: By the property of Helen Dmello bearing survey no 931
West	: By the paddy field of Comunidade bearing survey No 941

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **29-09-2021 to 20-12-2023** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.



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Certificate No. 3016 of 2021

Application No. 3016 of 2021

Waseem Ahmed R/o 22/A Katuradde Navelim - Mangao Goa,

in respect of under mentioned property:- (to be stated and described as given in the application). "Description of the property please see reverse"

I hereby certify that a search has been made in Book I and the indexes relating thereto for Twelve Year from the 07th day of January 2011 to the 28th day of September 2021 acts and encumbrances affecting the said property has been found

made and certified prepared by (Signature)

Baul (Designation)

verified and certificate examined by (Signature)

Baul (Designation)

of the Civil Registrar Cum Sub Registrar, Bardez

Mapusa - Goa

(Shri Tushan Kunkolienkar)



30/9/2021

Note:-

- (1) If the property has been described in registered documents in a manner different, from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
 - (2) encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fee.
- But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Govt. Ptg. Press, Panaji

Coa 897/10,000 - 10/2011.

RA No. 88/22
Rs. 340/-
 Date: 28/9/2021



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202300925273

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 20-12-2023 15:24:54

Name and Address of Party: Waseem | 7972661366
22A Ratwaddo Navelim

Service: Fees under Indian Registration Act New

	Amount
Fees under Indian Registration Act New	₹ 160.00

Total Amount: ₹ 160.00

(Rs. One Hundred Sixty Only)

Department Data: 2023009304 NOTARY|2023009304 NOTARY

Bank ref No:

Status: Success

Payment Date: 20-12-2023 15:27:01

Reprint Date: 20/12/2023 15:28:00

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Certificate No. 3016 of 2021

Application No. 3016 of 2021

Waseem Ahmed R/o 22/A Katuraddo Navelim - Margao Goa.
encumbrances, if any, in respect of under mentioned property:- (to be stated and described as given in the application). "Description of the property please see reverse"

I hereby certify that a search has been made in Book I and the indexes relating thereto for Twelve Year from the 07th day of January 2010 to the 28th day of September 2021 acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found

Search made and certificate prepared by (Signature)

[Signature] (Designation)
LDC

Search, verified and certificate examined by (Signature)

[Signature] (Designation)
LDC

Office of the Civil Registrar Cum Sub Registrar, Bardez
Mapusa, Bardez, Goa

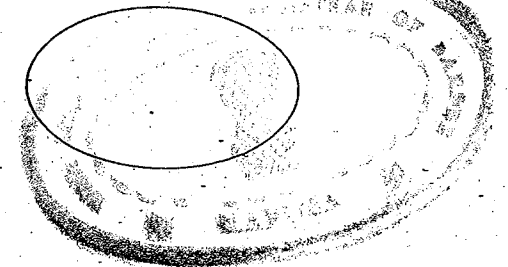
Date 30/9/2021

Note:-

- (1) If the property has been described in registered documents in a manner different, from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
- (2) under section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Govt. Pig. Press. Panaji Goa 897/10,000 - 10/2011.

[Signature]
(Shri Tushan Kunkolienkar)
Civil Registrar cum Sub Registrar, Bardez
Mapusa - Goa



SUB-REGISTRAR
BARDEZ

RT. No. 88/22
Rs. 340/-
Date: 28/9/2021

DESCRIPTION OF THE PROPERTY

1. Name of the Property :- DARASACHA BATACHA SHET
2. Situation :- Gurium Village, Bardez Taluk.
North Goa.
3. Land Registration No :- 33185
4. Matriz Predial No :- NPL
5. Survey No :- 94 Sub-Div.No. 3
6. Area :- 1700 Sq. mts.

BOUNDARIES OF THE PROPERTY

- EAST :- By the property of Helen D'nello Bearing Survey No. 98/1
- WEST :- By the paddy field of Comunidade Bearing Sy. No. 92/1
- NORTH :- By property of D. H. D. mello Sy. No. 94/5 & 94/2
- SOUTH :- By paddy field of Comunidade Sy. No. 94/1

HMB
SUB-REGISTRAR
BARDEZ

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

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Certificate No. 1671 of 2008

Application No. 1671 of 2008

Extreme Land Developers, Pvt Ltd, Miramar, Panaji - Go. having applied to me for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).

C Please see Reverse

I hereby certify that a search has been made in Book I and in the indexes relating thereto for Five year from the Twenty third day of July 2003 to the 10th day of November 2008 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature) [Signature]
(Designation)

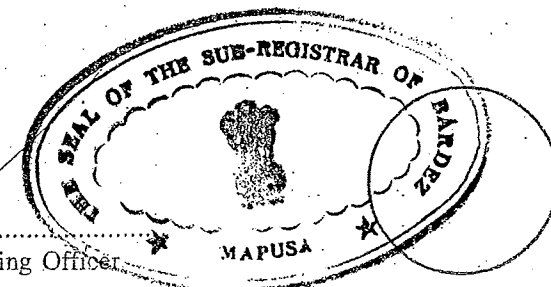
Search, verified and certificate examined by (Signature) _____
(Designation)

Office of the Sub-Registrar, Bardez - go

Dated 10/11/2008

Signature of Registering Officer

SUB-REGISTRAR
BARDEZ



Note:— (1) If the property have been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified property should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Paid fees of Rs. 30/- under receipt No. 35/73
dt - 7.11.08

1. Name of the property:- Dabasahe Bhaticha Stet
2. Situation:- Guirim & Bardez Taluka
3. Land Registration No:- 33185
4. Matriz Predial No:- ~~33185~~
5. Survey No:- 94/3
6. Area 1700 (Plot) square metres.

Boundaries of the property/Plot.

EAST:- By The property of Helena D'mello survey under NO-93/1
WEST:- By Paddy Field & communidade survey under 94/1
NORTH:- Property of DH D'mello surveyed
SOUTH:- By

SUB-REGISTRAR
BARDEZ

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Certificate No. :- NEC/9/2024/3054

Receipt No. :- 2024-25/9/6701

Waseem Ahmed , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

Plot Number : 94/3
Area Of Land : 1700
Martiz no : 00
Land registration no : 33185
Description no : DABASACHE BATACHE SHET
Property id : 1FB5A
Village : Guirim
Taluka : Bardez
District : NorthGoa
State : Goa
North : By the property of D H Dmello and Helena Dmello bearing Survey No 945 and 942
South : By the paddy field Gabriel Fernandes Bearing Survey No 932 and Gutter
East : By the property of Helen Dmello bearing Survey No 931
West : By the Paddy Field of Comunidade Bearing Survey no 941

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **21-12-2023 to 16-10-2024** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

2. Under section 57 of Registration Act, person desiring to inspect entries in the registers and indexes, or requiring copies thereof or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the has been made as carefully as possible by the office

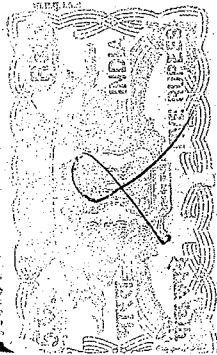


FORM "T"

Serial No. 3016/21

Total ...

(P. T. O)



FORM AE

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

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M/S Extreme Land Developers
Certificate No. 20 of 2010
Application No. 20 of 2010

Mr. Abel Vaz da Costa Ramalho - Goa having applied to me for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).

Please see reverse
I hereby certify that a search has been made in Book I and in the indexes relating thereto for Six year from the 25th day of November 2003 to the 6th day of January 2010 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature)
(Designation) *[Signature]*

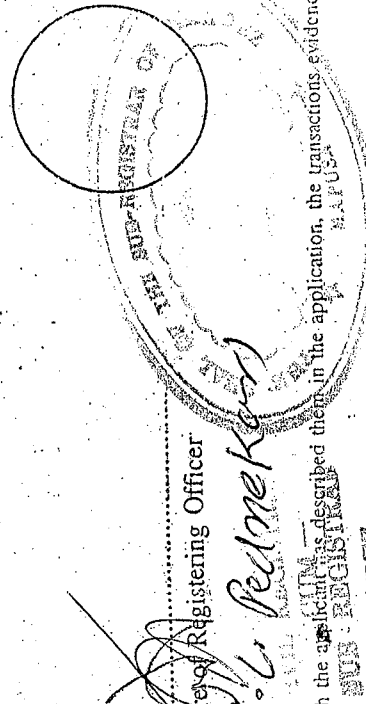
Search, verified and certificate examined by (Signature)
(Designation) *[Signature]*

Office Sub-Registrar, Bunder

Dated 6/11/2010

Signature of Registering Officer

[Signature]
C.R. Rednekara



Note:— (1) If the property have been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.

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2 : mo - 42/86 dtl - 5-11-2010
Red 131-401

DESCRIPTION OF THE PROPERTY

- | | | |
|--------------------------|---|---|
| 1. Name of the Property | : | Property Known 'Dabasachha Bhatacha Shet' |
| 2. Situation | : | Gurim, Bardez, Goa. |
| 3. Land registration no. | : | 33185. |
| 4. Matriz Predial no. | : | 1494 1st Circumscription. |
| 5. Survey no. 94 | : | Sub Division no. 3 (three). |
| 6. Area of the property | : | 1700 sq. meters. |

BOUNDARIES OF THE PROPERTY

NORTH : by property D. H. D'Mello surveyed under no. 94/5 and by the property of Helen D'Mello surveyed under no. 94/2.

SOUTH : by the paddy field of Gabriel Durate Fernandes surveyed under no. 93/2 and stream of water.

EAST : by property of Helen D'Mello surveyed under no. 93/1.

WEST : by paddy field of Comunidade surveyed under no. 94/1.

I hereby declare that I have not mortgaged the said property to any Bank/Financial Institution.





Government of Goa
Directorate of Settlement and Land Records
Property Register

This draft property register is prepared and managed as per the Goa Land Revenue(Property Register) Rules 2020 notified as per the notification no 16/1/1/Rev-2020//8163 dated 03-Jun-2021 published in the official gazette Govt. of Goa.

Unique Property Identification No. : 1FB5A

District	Taluka	Revenue Village	Survey/PT Sheet No.	Subdivision /Chalta No.	Area (Sq/mtr)	Unique Property Identification	HNo./Flat No. / Building No.	Address
North Goa	Bardez	Guirim	94	3	1700.00	1FB5A	-	-

Information populated by specific Government department/local body/other agency

1.Revenue Department

Name of the field: Dalasacha Bhatache Shet

Tenure :

Cultivable Area (Ha.Ars.Sq.Mtrs)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
0.00	0.00	1,700.00	0.00	0.00	0.00	1,700.00

Pot Kharab : 0.00

Un - cultivable Area (Ha.Ars.Sq.Mtrs)

Class (a)	Class (b)	Total Cultivable Area
0.00	0.00	0.00

Grand Total

1,700.00

Assessment (Rs.)	Foro (Rs.)	Predial (Rs.)	Rent (Rs.)
0.00	0	0	0

Sr No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	M/s. Classic Enterprises		55443	as per Sale Certificate bearing NO. AX 43/Sale Certificate/SARFAESI/2015-16 dated 23/12/2015 issued by Bank of Maharashtra.

Note: The above data/record is fetched through API from the respective Department on real time "as on where is" basis. In case of any discrepancy you may directly contact the concerned Department for further information

Printed on 20-Dec-2023

Page 1 of 4

Sr No.	Name of the Tenant	Khata No.	Mutation No.	Remarks

Sr No.	Name of the Person holding the rights and nature of rights	Mutation No.	Remarks

Details of Cropped Area

Sr No.	Year	Name of the Cultivator	Mode	Season	Irrigated	Unirrigated	Nature	Area	Source of Irrigation	Remarks
1	1976-77	Raguvir Upendra Kamat	SELF	KHARIF	0.00	1,700.00		0.00		
2	1977-78	Raguvir Upendra Kamat	SELF	KHARIF	0.00	1,700.00		0.00		

Minimum land rates: Rs.4800.00 per Sq Mtr

The statement of minimum land rates for the year 2020-21 as notified vide ref No.17/1/Fixation of Land rates/2012-RD) dated 05/08/2020 issued by the Revenue Department. In case of any discrepancy in the data, you may kindly contact the Department.

Revenue Court Cases Details

#	Case No	Ack No	Case Date	Court	Petitioner	Respondent	Status

Forest Rights Claim(FRC) Details

Currently, FRC cases are available online towards District Collectorate South Goa.

2.Registration Department

Registration Date	Registration Number	Towards	Assessment	Amoun under consideration (Rs.)	Area in sq. Meter

Note: Data/record not available at this moment. Visit again or contact the concerned Department.

3.Forest Department

The above survey number/sub-division number does not appear in the list of Private Forest notified by the Forest Department vide letter No. MS/REV-PF/DCF/WP/2021-22/855 dated 08/12/2021. The forest (Govt/Private) information pertaining to all 12 talukas displayed are solely for information purpose. Permission/NOCs /clearances, if any required for any type of activity(zoning/ conversion, etc) shall be obtained from the Forest Department. Kindly confirm with the concerned Department in case of any discrepancies.

Note: The above data/record is fetched through API from the respective Department on real time "as on where is" basis. In case of any discrepancy you may directly contact the concerned Department for further information

4.Town and Country Planning Department

Disclaimer: The zoning information is based on RP/ODP and any provisional updation done under 16B is not shown.

5.Agriculture Department

Sr No.	Farmer/ Organisation Name	Type	Ownership type	Land owned type	Crops and cultivation area

Note: Data/record not available at this moment. Visit again or contact the concerned Department.

Property Plan

Note: The above data/record is fetched through API from the respective Department on real time "as on where is" basis. In case of any discrepancy you may directly contact the concerned Department for further information

Property Plan - ONE MAP GOA GIS

Note: This is a generated extract of draft Property Register as on 20/12/2023 02:56:46 PM. Property plan shows the general position, not the exact line of the boundaries.

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Certificate No. 3016 of 2021

Application No. 3016 of 2021

Waseem Ahmed R/o 22/A Katuraddo Navelim - Margao Goa.
encumbrances, if any, in respect of under mentioned property:- (to be stated and described as given in the application). "Description of the property please see reverse"

I hereby certify that a search has been made in Book I and the indexes relating thereto for Twelve Year from the 07th day of January 2010 to the 28th day of September 2021 acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found

Search made and certificate prepared by (Signature)

[Signature] (Designation)
LDC

Search, verified and certificate examined by (Signature)

[Signature] (Designation)
LDC

Office of the Civil Registrar Cum Sub Registrar, Bardez
Mapusa, Bardez, Goa

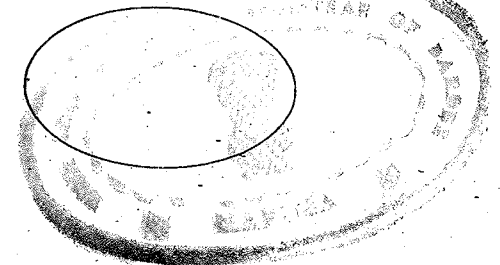
Date 30/9/2021

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Govt. Pig. Press. Panaji Goa 897/10,000 - 10/2011.

[Signature]
(Shri Tushan Kunkolienkar)
Civil Registrar cum Sub Registrar, Bardez
Mapusa - Goa



SUB-REGISTRAR
BARDEZ

RT No. 88/22
Rs. 340/-
Date: 28/9/2021

DESCRIPTION OF THE PROPERTY

1. Name of the Property :- DABASACHA BATACHA SHET
2. Situation :- Gauisum Village, Bardez Taluk.
North Goa.
3. Land Registration No :- 33185
4. Matriz Predial No :- NIL
5. Survey No :- 94 Sub-Div.No. 3
6. Area :- 1700 Sq. mts.

BOUNDARIES OF THE PROPERTY

- EAST :- By the property of Helen D'nello Bearing Survey No. 98/1
- WEST :- By the paddy field of Comunidade Bearing Sy. No. 92/1
- NORTH :- By property of D. H. D. Mello Sy. No. 94/5 & 94/2
- SOUTH :- By paddy field of Comunidade Sy. No. 94/1

H. H. H.
SUB-REGISTRAR
BARDEZ

1. Name of the property:- Dabasaelha Bhaticha shet
2. Situation:- Gaumim & Bardez Taluka
3. Land Registration No:- 33185
4. Matriz Predial No:- ~~33185~~
5. Survey No:- 94/3
6. Area 1700 (Plot) square metres.

Boundaries of the property/Plot.

EAST:- By The property of Helena D'mello Survey under NO-93/1
WEST:- By Paddy Field of Comunidade Survey under 94/1
NORTH:- Property of DH B'mello surveyed
SOUTH:- By

SUB-REGISTRAR
BARDEZ

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Certificate No. 1671 of 2008

Application No. 1671 of 2008

Extreme Land Developers, Pvt Ltd, Miramar, Panaji - Go. having applied to me for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).

(Please see Reverse)

I hereby certify that a search has been made in Book I and in the indexes relating thereto for Five year from the Twenty third day of July 2003 to the 10th day of November 2008 for acts and encumbrances affecting the said property and that on such search no act or encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature) [Signature]
(Designation)

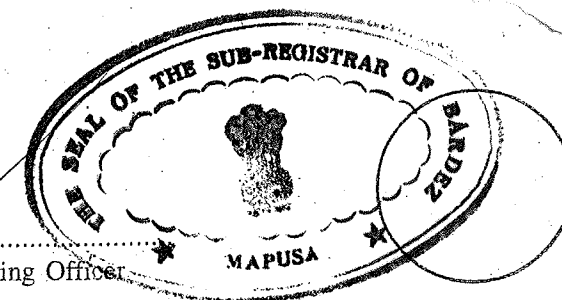
Search, verified and certificate examined by (Signature)
(Designation)

Office of the Sub-Registrar, Bardez - go.

Dated 10/11/2008

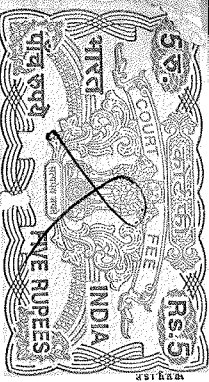
Signature of Registering Officer

SUB-REGISTRAR
BARDEZ



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Paid fees of Rs. 30/- under receipt No. 35/73
dt - 7.11.08



FORM AE

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

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Application No. 20 of 2010
Certificate No. 20 of 2010
M/S Extreme Land Developers Pvt Ltd

Mr. Abel Raj de Souza - 3000 having applied to me for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 25 day of June 2010 to the 6th day of January 2010 for acts and encumbrances affecting the said property and that on such search no ~~act or~~ encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature) [Signature]
(Designation)
Search, verified and certificate examined by (Signature) —
(Designation)

Office Sub Registrar, Borealis
Dated 6/11/2010

Note:— (1) If the property have been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.

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Signature of Registering Officer

[Signature]
Ch. C. Belmekker

Sub Registrar
Decr No - 42/86 dt 1-5-11/2010

DESCRIPTION OF THE PROPERTY

- | | |
|--------------------------|--|
| 1. Name of the Property | : Property Known 'Dabasacha Bhatacha Shet' |
| 2. Situation | : Guirim, Bardez, Goa. |
| 3. Land registration no. | : 33185. |
| 4. Matriz Predial no. | : 1494 1st Circumscription. |
| 5. Survey no. 94 | : Sub Division no. 3 (three). |
| 6. Area of the property | : 1700 sq. meters. |

BOUNDARIES OF THE PROPERTY

NORTH : by property D. H. D'Mello surveyed under no. 94/5 and by the property of Helen D'Mello surveyed under no. 94/2.

SOUTH : by the paddy field of Gabriel Durate Fernandes surveyed under no. 93/2 and stream of water.

EAST : by property of Helen D'Mello surveyed under no. 93/1.

WEST : by paddy field of Comunidade surveyed under no. 94/1.

I hereby declare that I have not mortgaged the said property to any Bank/Financial Institution.



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Certificate No. 3016 of 2021

Application No. 3016 of 2021

Waseem Ahmed R/o 22/A Katuraddo Navelim - Margao Goa, having applied for me for a certificate giving particulars of registered aets encumbrances, if any, in respect of under mentioned property: (to be stated and described as given in the application). "Description of the property please see reverse"

I hereby certify that a search has been made in Book I and the indexes relating thereto for Twelve Year from the 07th day of January 20 10 to the 28th day of September 2021 acts and encumbrances affecting the said property and that on such search no encumbrances affecting the said property has been found

Search made and certificate prepared by (Signature)

(Signature) (Designation) LDC

Search, verified and certificate examined by (Signature)

(Signature) (Designation) LDC

Office of the Civil Registrar Cum Sub Registrar, Bardez Mapusa, Bardez, Goa

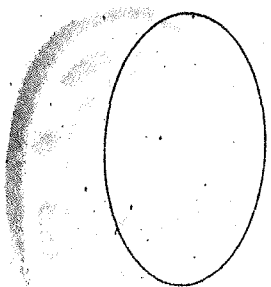
Date 30/9/2021

Note:-

- (1) If the property has been described in registered documents in a manner different, from the way in which the applicant has described them in application, the transactions evidenced by such documents will not be included in the certificate.
- (2) under section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Govt. Pig. Press, Panaji Goa 897/10,000 - 10/2011.

(Shri Tushan Kunkolienkar)
Civil Registrar cum Sub Registrar, Bardez
Mapusa - Goa



Rt. No. 88/22
Rs. 340/-
Date: 28/9/2021

DESCRIPTION OF THE PROPERTY

1. Name of the Property :- DARASHEHA BAFACHA SHEET
 2. Situation :- Crain Village, Bardez Taluk.
North Goa.
 3. Land Registration No :- 33185
 4. Matriz Predial No :- N/L.
 5. Survey No :- 94 Sub-Div. No. 3
 6. Area :- 1700 Sq. mts.

BOUNDARIES OF THE PROPERTY

EAST :- By the property of Helen Duelle Baring Survey No. 981
 WEST :- By the Paddy field of comunidade Baring (H) No 9271
 NORTH :- By property of D. H. D. Mello Sq. No. 945 & 9412
 SOUTH :- By Paddy field of comunidade Sq. No. 9411

SUB-REGISTRAR
BARDEZ