

Siddharth J. Samant  
&  
Sonali S. Samant  
Advocates & Notary



503, Edcon Mindspace  
Behind Campal Trade Centre,  
Opp. Vivanta by Taj, Campal-Goa  
Email:samantadvocates@yahoo.com  
Ph: 2425587, Mob: 9422438960  
8390676367

Dated: 28/04/2021

**TITLE INVESTIGATION REPORT OF THE INDIAN HOTELS COMPANY  
LIMITED ON BEHALF OF CENTBANK FINANCIAL SERVICES LTD.**

<b><u>LEGAL REPORT</u></b>		
<b>GENERAL DETAILS</b>		
1	<b>Name of the Customer(s)</b>	<b>THE INDIAN HOTELS COMPANY LIMITED</b> A Public Limited Company duly incorporated under Indian Companies Act 1882 (and a company governed under Companies Act 2013)
2	<b>Property Address</b>	<b><u>PROPERTY-I</u></b> All that piece or parcel of land known as ANCAHEM BATA admeasuring <b>35160 hectares</b> surveyed under Cadastral Survey No. <b>1592</b> and is described in the Land Registration Office of the Sub District of Bardez under No. 750 at page 528 of the Book No. 5, registered in the Taluka Revenue office of Bardez under No. 6 of the First circumscription of Candolim and is situated at Bairo Dando in Village Candolim, Panchayat of Candolim of Bardez, Registration Sub District and District of Goa.  <b><u>PROPERTY-II</u></b> All that their <b>7/10<sup>th</sup> share</b> in the said property known as DANDEA OIRO also known as AFORAMENTO OR BELA BIAT corresponding to <b>875 sq. mts.</b> and surveyed during the old Cadastral



Survey under No. 1562 and surveyed during the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Candolim under Sub Division No. 3 of new Survey No. 108 and is described in the Land Registration Office of Bardez at Mapusa under Description No. 6803 at page No. 120 of Book No. 18 (New Series) and inscribed in Taluka Revenue Office of Bardez at Mapuca under Matriz No. 17 of first circumscription of the Village Candolim and is situated at Candolim within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa.

**PROPERTY-III**

All those pieces or parcels of Agricultural land or Coconut Grove known as **ANSALLEM BHAT** also known as **ANSOLEM BATO** or also known as **AGORBATA** and is admeasuring **8624 sq. mts.** bearing Survey No. 108 Sub-division No. 7 of the Candolim Village and is described under No. 3428 on page 304 of Book No. B9 (new series) in the Land Registration Department and bearing Matriz No. 8 of First Circumscription of the Village Candolim, and is situated at Ward Dando in the Village Candolim, Taluka Bardez, District of Goa within the village Panchayat area of Candolim and Registration Sub District of Bardez and Registration District of Goa in the Union Territory of Goa District of Goa in the Union Territory of Goa.

**PROPERTY-IV**

All those pieces or parcels of land known as **ASSALEM BATT** admeasuring **26,250 sq. mts.** having the old Cadastral Survey No. 1571 and New Survey No. 107 sub division No. 0 of the Record of rights of Candolim Village, Bardez Taluka and is described under No. 3656 at page 297 (reverse) of Book No. B/26 (old series) in the conservatoria dos Registo predial da Comarca da Bardez (Land





Registration Department of Bardez Taluka) and also under Matriz no. 7 of the first circumscription of Candolim Village within the Registration Sub District of Bardez and Registration District of Goa and is situated and or lying at Ward Dando of the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa, Taluka Bardez, District of Goa in the State of Goa.

**PROPERTY-V**

**(A)**

All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATTA** admeasuring an area of **1408 sq. mts.**, and the Said Plot hereby sold now constitutes and independent and distinct entity and is surveyed under **Survey No. 109 Sub division No. 7/A** being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa.

**PROPERTY-V**

**(B)**

All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATTA** admeasuring an area of **166 sq. mts.**, and the Said Plot hereby sold now constitutes and independent and distinct entity and is surveyed under **Survey No. 109 Sub division No. 8/A** being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Goa



in the State of Goa.

**PROPERTY-VI**

All that piece or parcel of land known as **DANDEVOIRO OR DANDO OR UMANCA** situated in the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa, together with all the coconut trees and all the other trees standing thereon and described under No. 39977 at Page 146/reverse of Book No. B/192 in the office of the Conservador dos Registos de Comarca da Bardez at Mhansa, Goa and also under Matriz No. 19 of the First part of Candolim Village in the office of the Revenue Department of Bardez Taluka at Mhansa, Goa and bearing Survey Nos. 109 sub-division No. 9 and No. 110 sub division No. 13 of the Candolim Village of Bardez Taluka, within the Registration Sub-District of Bardez and Registration District of Goa in the State of Goa.

**PROPERTY-VII**

**(A)**

All that piece or parcel of agricultural land forming part of the property known as "**DANDEA VOIRO BATTA**" admeasuring an area of **1408 sq. mts.**, situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property **DANDEA VOIRO BATTA** being enrolled in the Taluka Revenue Office of Bardez, at Mapuca, under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under **Sub-Division No. 7/B of New Survey No. 109** Goa.



		<p align="center"><b><u>PROPERTY-VII</u></b></p> <p align="center"><b>(B)</b></p> <p>All that piece or parcel of agricultural land forming part of the property known as "DANDEA VOIRO BATTA" admeasuring an area of 166 sq. mts., situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property DANDEA VOIRO BATTA being enrolled in the Taluka Revenue Office of Bardez, at Mapuca, under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under Sub-Division No. 8/-B of New Survey No. 109</p> <p><i>Remark: Details of the structure, construction and built up floor not mentioned.</i></p> <p><i>IHCL remarks: (It's a vacant plot hence no BUA details are reflect)</i></p>
3	Date of Report	28/04/2021
<b>II</b> <b>DOCUMENTS SCRUTINIZED</b>		
1	Title Documents in favour of the borrower	<p>1. Indenture dated 14/01/1982.</p> <p>2. Agreement for Sale dated 01/06/1993.</p> <p>3. Conveyance dated 31/07/1985 duly registered in the Office of the Sub Registrar of Mapusa-Goa.</p> <p>4. Deed of Conveyance dated 27/02/1974 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 489/74 in Book No. 1 Vol. No. 85 at pages 32 to 43 dated 22/08/1974.</p>





		<p>5. Agreement for Sale dated 04/09/1987.</p> <p>6. Deed of Sale dated 31/05/1991 duly registered in the office of Sub Registrar of Bardez under Registration No. 2153 in Book 1 Vol. No. 130 dated 10/12/1991.</p> <p>7. Articles of Agreement dated 10/11/1977.</p> <p>8. Deed of Conveyance dated 16/05/1987 drawn in the office of Notary of S.J. Sardessai at Barde under Reg. No. 6841/98.</p> <p>9. Agreement for Sale dated 11/08/1987.</p> <p>10. Deed of Sale dated 16/12/1988 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 808 in Book 1 Volume No. 492 dated 12/02/1997.</p>
2	Share Certificates of Society if there is one	NIL
3	Antecedent Documents	<p>1. Photocopy of Indenture dated 14/01/1982</p> <p>2. Photocopy of Agreement for Sale dated 01/06/1993</p> <p>3. Photocopy of Conveyance dated 31/07/1985</p> <p>4. Photocopy of Deed of Conveyance dated 27/02/1974 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 489/74 in Book No. 1 Vol. No. 85 at pages 32 to 43 dated 22/08/1974.</p> <p>5. Photocopy of Indenture dated _/09/1981</p>



		<p>6. Photocopy of <b>Deed of Sale dated 31/05/1991</b> duly registered in the office of Sub Registrar of Bardez under Registration No. 2153 in Book I Vol. No. 130 dated 10/12/1991</p> <p>7. Photocopy of <b>Deed of Conveyance dated 16/05/1987</b> drawn in the office of Notary of S.J. Sardessai at Bardez under Reg. No. 6841/98</p> <p>8. Photocopy of <b>Deed of Sale dated 16/12/1988</b> duly registered in the Office of the Sub Registrar of Bardez under Registration No. 808 in Book I Volume No. 492 dated 12/02/1997</p> <p>9. Photocopy of <b>No Objection Certificate dated 08/09/2017</b> under No. GCMA/N/14-15/82/999 issued by Goa Coastal Zone Management Authority.</p> <p>10. Photocopy of <b>Technical Clearance Order Certificate dated 08/02/2019</b> under No. NGPDA/CAN/44/195/3465 issued by North Goa Planning and Development</p> <p>11. Photocopy of <b>Occupancy Certificate dated 06/09/1984</b> under No. VP/41/2/712/84-85 issued by the Village Panchayat of Candolim Bardez Goa.</p> <p>12. Photocopy of <b>Occupancy Certificate dated 24/08/1981</b> under No. VP/41/450/81-82 issued by Village Panchayat of Candolim Bardez Goa.</p> <p>13. Photocopy of <b>Occupancy Letter dated 29/12/1986</b> under No. R&amp;B/SDII/WDII/Const/694/86-87 issued by the Village</p>
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		<p>Panchayat of Candolim, Bardez-Goa.</p> <p><b>14. Photocopy of Occupancy Certificate dated 07/03/1995 under No. VP/32/2/1586/94-95 issued by the Village Panchayat of Candolim, Bardez-Goa</b></p> <p><b>15. Photocopy of Construction Licence dated 15/07/2019 under No. VP/32/1/989/18/2019-20 issued by the Village Panchayat of Candolim, Bardez-Goa</b></p> <p><b>16. Photocopy of Approved Plan dated 08/02/2019 under No. NGPDA/CAN/44/195/3465 issued by North Goa Planning and Development Authority</b></p> <p><b>17. Photocopy of Litigation of Case no. Second Appeal No. 67/2007</b></p> <p><b>18. Photocopy of Order dated 17/01/2014 passed in the High Court of Bombay at Goa</b></p>
4	ROC Search Report in case of Companies	NIL

### III

#### DESCRIPTION OF THE PROPERTY ALONGWITH THE SCHEDULE

##### PROPERTY-I

All that piece or parcel of land known as ANCAHEM BATA admeasuring 35160 hectares surveyed under Cadastral Survey No. 1592 and is described in the Land Registration Office of the Sub District of Bardez under No. 750 at page 528 of the Book No. 5, registered in the Taluka Revenue office of Bardez under No. 6 of the First circumscription of Candolim and is situated at Bairo Dando in Village Candolim, Panchayat of Candolim of Bardez, Registration Sub District and District of Goa.





### PROPERTY-II

All that their 7/10<sup>th</sup> share in the said property known as DANDEA OIRO also known as AFORAMENTO OR BELA BHAT corresponding to 875 sq. mts. and surveyed during the old Cadastral Survey under No. 1562 and surveyed during the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Candolim under Sub Division No. 3 of new Survey No. 108 and is described in the Land Registration Office of Bardez at Mapusa under Description No. 6803 at page No. 120 of Book No. 18 (New Series) and inscribed in Taluka Revenue Office of Bardez at Mapusa under Matriz No. 17 of first circumscription of the Village Candolim and is situated at Candolim within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa.

### PROPERTY-III

All those pieces or parcels of Agricultural land or Coconut Gove known as ANSALLEM BHAT also known as ANSOLEM BATO or also known as AGORBATA and is admeasuring 8624 sq. mts., bearing Survey No. 108 Sub-division No. 7 of the Candolim Village and is described under No. 3428 on page 304 of Book No. B9 (new series) in the Land Registration Department and bearing Matriz No. 8 of First Circumscription of the Village Candolim, and is situated at Ward Dando in the Village Candolim, Taluka Bardez, District of Goa within the village Panchayat area of Candolim and Registration Sub District of Bardez and Registration District of Goa in the Union Territory of Goa District of Goa in the Union Territory of Goa.

### PROPERTY-IV

All those pieces or parcels of land known as ASSALEM BATTIA admeasuring 26,250 sq. mts. having the old Cadastral Survey No. 1571 and New Survey No. 107 sub division No. 0 of the Record of rights of Candolim Village, Bardez Taluka and is described under No. 3656 at page 297 (reverse) of Book No. B/26 (old series) in the conservatoria dos Registo predial da Comarca da Bardez (Land Registration Department of Bardez Taluka) and also under Matriz no. 7 of the first circumscription of Candolim Village within the Registration Sub District of Bardez and Registration District of Goa and is situated and or lying at Ward



Dando of the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa, Taluka Bardez, District of Goa in the State of Goa.

**PROPERTY-V**

(A)

All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATTA** admeasuring an area of **1408 sq. mts.**, and the Said Plot hereby sold now constitutes and independent and distinct entity and is surveyed under Survey No. **109 Sub division No. 7/A** being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa.

**PROPERTY-V**

(B)

All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATTA** admeasuring an area of **166 sq. mts.**, and the Said Plot hereby sold now constitutes and independent and distinct entity and is surveyed under Survey No. **109 Sub division No. 8/A** being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Goa in the State of Goa.

**PROPERTY-VI**

All that piece or parcel of land known as **DANDEVOIRO OR DANDO OR UMANCA** situated in the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa, together with all the coconut trees and all the other trees standing thereon and described under No. 39977 at Page 146/reverse of Book No. B/192 in the office of the Conservador dos Registos de Comarca da Bardez at Mhansa, Goa and also under Matriz No. 19 of the First part of Candolim Village in the office of the Revenue Department of Bardez Taluka at Mhansa, Goa and bearing Survey Nos. **109 sub-division**





No. 9 and No. 110 sub division No. 13 of the Candolim Village of Bardez Taluka, within the Registration Sub District of Bardez and Registration District of Goa in the State of Goa.

**PROPERTY-VII**

(A)

All that piece or parcel of agricultural land forming part of the property known as "DANDEA VOIRO BATTA" admeasuring an area of 1408 sq. mts., situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property DANDEA VOIRO BATTA being enrolled in the Taluka Revenue Office of Bardez, at Mapuca, under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under Sub-Division No. 7/B of New Survey No. 109 Goa.

**PROPERTY-VII**

(B)

All that piece or parcel of agricultural land forming part of the property known as "DANDEA VOIRO BATTA" admeasuring an area of 166 sq. mts., situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property DANDEA VOIRO BATTA being enrolled in the Taluka Revenue Office of Bardez, at Mapuca, under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under Sub-Division No. 8/-B of New Survey No. 109

**Remark: Details of the structure, construction and built up floor not mentioned.**

**IHCL remarks: (It's a vacant plot hence no BUA details will reflect)**

IV	STATUS OF THE PROPERTY	Commercial
V	PURPOSE LOAN	NA
VI		





## FLOW OF TITLE OF THE SAID PROPERTY / OBSERVATION

### PROPERTY-I

1. All that piece or parcel of land known as ANCAHEM BATA admeasuring 35160 hectares surveyed under Cadastral Survey No. 1592 and is described in the Land Registration Office of the Sub District of Bardez under No. 750 at page 528 of the Book No. 5, registered in the Taluka Revenue office of Bardez under No. 6 of the First circumscription of Candolim and is situated at Bairo Dando in Village Candolim, Panchayat of Candolim of Bardez, Registration Sub District and District of Goa.

### BOUNDED AS UNDER:-

West: By the High Sea i.e. Candolim Beach;

North: By the property belonging to Pedro-Paulo Pinto and his successors-in-title;

South: By the property bearing the same name belonging to Antonio Salazar and his successors-in-title;

East: By P.W.D road known as Bairo Dando.

2. Said Property originally belonged to Smt. Shrimati Ramkooverben Shamjibhai Gheewala.

3. Vide Indenture dated 14/01/1982 between Smt. Shrimati Ramkooverben Shamjibhai Gheewala as the Lessor leased the Said Property bearing Survey No. 1592 admeasuring 35160 hectares to the INDIAN HOTELS COMPANY LIMITED, a Company registered under the Indian Companies Act 1882 and deemed to have been registered under the Companies Act 1956 rep by its Dy. Managing Director Mr. T. S. Natarajan as the Lessee.

REMARK: Registration Details of the Indenture dated 14/01/1982 not provided

IHCL remarks: The Deed is not registered. However, stamp duty is paid.

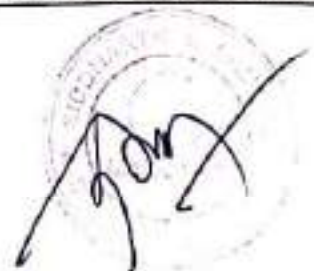
### PROPERTY-II

4. All that their 7/10<sup>th</sup> share in the said property known as DANDEA OIRO also known as AFORAMENTO OR BELA BHAT corresponding to 875 sq. mts. and surveyed during the old Cadastral Survey under No. 1562 and surveyed during the recent land



survey conducted for the purposes of Records of Rights for the Revenue Village of Candolim under **Sub Division No. 3 of new Survey No. 108** and is described in the Land Registration Office of Bardez at Mapusa under Description No. 6803 at page No. 120 of Book No. 18 (New Series) and inscribed in Taluka Revenue Office of Bardez at Mapuca under Matriz No. 17 of first circumscription of the Village Candolim and is situated at Candolim within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa.

5. Prior to 18/12/1917, the said property originally belonged to one Shri. Lourenco Caetano Da Costa and his wife Smt. Ana Ritinha Lobo.
6. Vide Deed of Sale dated 18/12/1917 drawn by Shri. Jose Joaquim Filipe Pinto De Menezes, the Then Notary of Bardez, at Mapusa Goa at Page No. 30 to 31 of Book No. 285 of the Notarial Records of Mapusa, said Shri. Lourenco Caetano da Costa and his wife Smt. Ana Ritinha Lobo as Vendors sold and transferred the Said Property in favour of one Shri. Antonio Maria Fernandes as Purchaser.
7. Pursuant to the said Deed of Sale dated 18/12/1917 the said Shri. Antonio Maria Fernandes and his wife Smt. Ascensao Fernandes became the absolute owners in possession of the Said Property.
8. Vide Deed of Gift dated 28/01/1923 drawn by Shri. Joao Copertino da Caridade Frias, the then Notary of Bardez at Mapusa Goa at page No. 5 (reverse) onwards of Book NO. 218 of Notarial Records of Mapusa, said Shri. Antonio Maria Fernandes and his wife Smt. Ascensao Fernandes as Donor gifted the Said Property together with two or more properties in favour of their two sons namely Shri. Felicio Piedade Fernandes and Shri. Eufemiano Higino Fernandes as Donee and became the sole and absolute owners of the Said Property.
9. Upon the demise of the said Shri. Felicio Piedade Fernandes and his wife, Smt. Maria Conceicao D'Souza, their rights to undivided half share in the Said Property was inherited by their two sons and three daughters namely 1) Shri. Joseph M. Fernandes

A handwritten signature in black ink is written over a circular official stamp. The signature appears to be 'J. M. Fernandes'. The stamp is partially obscured by the signature.



married to Smt. Rosie Fernandes, 2) Shri. Sabino Fernandes married to Smt. Lily Ignês Fernandes, 3) Smt. Justin Esperanca married to Shri. Eulogin Esperanca, 4) Smt. Henriqueta D' Souza married to Shri. Ballazar D' Souza, and 5) Smt. Marta de Lobo married to Shri. Jerome Lobo.

10. By virtue of the said inheritance the said Shri. Joseph M. Fernandes and his Smt. Rosie Fernandes became entitled to rights to  $1/10^{\text{th}}$  undivided share in the Said Property.

11. Said Smt. Marta de Lobo and her husband Shri. Jerome Lobo expired leaving behind their only Son i.e. Shri. Joseph Lobo married to Smt. Apolina Lobo entitled to rights to  $1/10^{\text{th}}$  undivided share in the Said Property.

12. Upon the demise of the said Shri. Eufeniano Fernandes and his wife Smt. Idalina Martinha Fernandes their rights to undivided half share in the Said Property devolved upon their Sons and Daughters-in-Law i.e. 1) Shri. Joaquim Antonio Fernandes and his wife 2) Smt. Matilda alias Matty Fernandes, 3) Shri. John Baptist Fernandes and his wife 4) Smt. Cecilia Fernandes, 5) Shri. Cruz Fernandes and his wife 6) Smt. Violet Fernandes, 7) Shri. Felix Joseph Fernandes and his wife 8) Smt. Antoinette Fernandes, 9) Shri. Edward Florence Fernandes alias Eddie Fernandes and his wife 10) Smt. Carmen Fernandes, 11) Shri. Assumption Fernandes and his wife 12) Smt. Eugen Fernandes entitled to the rights to undivided half share in the Said Property.

13. Said 1) Shri. Joseph M. Fernandes and his wife 2) Smt. Rosie Fernandes, 3) Shri. Joaquim Antonio Fernandes and his wife 4) Smt. Matilda alias Matty Fernandes, 5) Shri. John Baptist Fernandes and his wife 6) Smt. Cecilia Fernandes, 7) Shri. Cruz Fernandes and his wife 8) Smt. Violet Fernandes, 9) Shri. Felix Joseph Fernandes and his wife 10) Smt. Antoinette Fernandes, 11) Shri. Edward Florence Fernandes alias Eddie Fernandes and his wife 12) Smt. Carmen Fernandes, 13) Shri. Assumption Fernandes and his wife 14) Smt. Eugen Fernandes are the owners and entitled to rights to  $6/10^{\text{th}}$  undivided share in the Said Property.

14. Said aforementioned parties agreed to sell their  $6/10^{\text{th}}$  undivided Share in the Said



Property and 1/10<sup>th</sup> share of the Said Property belonging to Said Shri. Joseph Lobo and his wife Smt. Apolina Lobo after getting their said 7/10<sup>th</sup> Share separated from the said property.

**15. Vide Agreement for Sale dated 01/06/1993** executed at Sinqueirm Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa between 1) Shri. Joseph M. Fernandes and his wife 2) Smt. Rosie Fernandes, 3) Shri. Joaquim Antonio Fernandes and his wife 4) Smt. Matilda alias Matty Fernandes, 5) Shri. John Baptist Fernandes and his wife 6) Smt. Cecilia Fernandes, 7) Shri. Cruz Fernandes and his wife 8) Smt. Violet Fernandes, 9) Shri. Felix Joseph Fernandes and his wife 10) Smt. Antoinette Fernandes, 11) Shri. Edward Florence Fernandes alias Eddie Fernandes and his wife 12) Smt. Carmen Fernandes, 13) Shri. Assumption Fernandes and his wife 14) Smt. Eugen Fernandes as the Vendors agreed to sell the 7/10<sup>th</sup> Share in the Said Property **corresponding to 875 sq. mts., bearing Survey No. 108/3** to the **INDIAN HOTELS COMPANY LIMITED**, a Public Limited Company constituted under the provisions of the Indian Companies Act rep by its Attorney Shri. Rajiv Seth as the Purchaser.

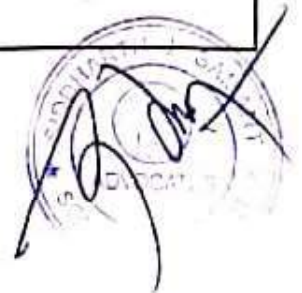
**REMARK: Registration Details of the Agreement for Sale dated 01/06/1993 not provided**

### **PROPERTY-III**

**16.** All those pieces or parcels of Agricultural land or Coconut Gove known as **ANSALLEM BHAT** also known as **ANSOLEM BATO** or also known as **AGORBATA** and is admeasuring **8624 sq. mts., bearing Survey No. 108** Sub-division No. 7 of the Candolim Village and is described under No. 3428 on page 304 of Book No. B9 (new series) in the Land Registration Department and bearing Matriz No. 8 of First Circumscription of the Village Candolim, and is situated at Ward Dando in the Village Candolim, Taluka Bardez, District of Goa within the village Panchayat area of Candolim and Registration Sub District of Bardez and Registration District of Goa in the Union Territory of Goa and is

### **BOUNDED AS UNDER:-**

**East: By Survey No. 108 sub-division No. 8;**



North: By the property bearing Survey No. 108 sub-divisions Nos. 1 and 5 now belonging to the Purchaser;

17. Prior to 26/09/1984, the said property original belonged to Mr. John Manuel Luis Cardoso and his sister Mrs. Angela Fernandes alias Mrs. Angela Cardoso e Fernandes

19. Said Mr. John Manuel Luis Cardoso and his wife Mrs. Leonar Lourdes Cardoso became seized and possessed of and otherwise well sufficiently and absolutely entitled to the Said Property as per the provisions of the Civil Code (Portuguese) relating to Community of Property of Marriage.

21. Said Mr. Mauro Stanley Cardoso, Mrs. Maria Generosa Pamela Cardoso da Gama, Mrs. Maria Dos Anjos Bhavnani, Mrs. Maria Eugenia Fatima Fernandes are the Sons and Daughters of Mr. John Manuel Luis Cardoso and the heirs of the said deceased Mrs. Maria Leonar Lourdes Braganza e Cardoso.





**23. Vide Conveyance dated 31/07/1985** duly registered in the Office of the Sub Registrar of Mapusa-Goa between 1) Mr. John Manuel Luis Cardoso, 2) Mr. Mauro Stanley Cardoso, 3) Mrs. Maria Generosa Pamela Cardoso da Gama, 4) Mrs. Maria Dos Anjos Bhavnani, 5) Mrs. Maria Eugenia Fatima Fernandes as Vendors conveyed the Said Property bearing Survey No. 108/7 to The Indian Hotels Company Limited, a Company incorporated under the Indian companies Act duly rep by its constituted Attorney Shri. V. R. Agnihotri as the Purchaser.

**REMARK: Registration Details of the Conveyance dated 31/07/1985 not provided**

**IHCL REMARKS:** The document is registered and registration details available (Registered Under serial no. 1246 of 1985 presented on 4<sup>th</sup> November 1985 at Mapusa Goa)

**PROPERTY-IV**

**24. All those pieces or parcels of land known as ASSALEM BATTA** admeasuring **26,782 sq. mts.** having the old Cadastral Survey No. 1571 and New Survey No. 107 sub division No. 0 of the Record of rights of Candolim Village, Bardez Taluka and is described under No. 3656 at page 297 (reverse) of Book No. B/26 (old series) in the conservatoria dos Registo predial da Comarca da Bardez (Land Registration Department of Bardez Taluka) and also under Matriz no. 7 of the first circumscription of Candolim Village within the Registration Sub District of Bardez and Registration District of Goa and is situated and or lying at Ward Dando of the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa and is

**BOUNDED AS UNDER:-**

**East:** By public road going from Candolim to Calangute;

**West:** By High Sea;

**North:** By the property known as Assai Batta belonging to Batist Fernandes and Jose Luis Cardozo and others bearing Survey no. 108 sub division Nos. 5, 6, 7, 8 & 9

**South:** By the property formerly belonging to Caitano de Bantos and now belonging to Mrs. Gheewala bearing Survey No. 106/0 in possession of Indian Hotels Co. Ltd.





25. Vide Deed of Justification of heirs and partition of the estate drawn up on 10/05/1952 before the Notary Camilo Rosario de Souza, the then Notary Assistant of the Notary of Bardez District, Dr. Gailherne Lobo, and recorded in the Book No. 524 page 73 to 77 of the Notary Records, for justification of heirs and partition of the estate executed by Maria Benicia Adolena Lourence e Pinto widow of the Late Padre Paulo Antonio Pinto and all their heirs, the landed property known as **ASSALEM BATTIA** admeasuring **26,782 sq. mts** was allotted to their sons 1) Mr. Charles Joseph Trajeno Pinto married to Mrs. Maria Denise Andrade e Pinto, 2) Edwin Luis Pinto married to Thelma Teresa Saldanha e Pinto, 3) Mr. Arthur Jerge Pinto, 4) Mr. Antonio Reginald Pinto, and 5) Mr. Titus Pedro Paulo Pinto entitle to  $1/5^{th}$  of the said undivided property.
26. Vide Deed of Sale dated 28/09/1973 duly registered in the Office of the Sub Registrar of Bardez under Serial No. 6877 of Book No. I, Vol. No. 77 page No. 30 to 34 between Mr. Arthur Jerge Pinto as Vendor sold his share of  $1/5^{th}$  of the Said Property to Mrs. Maria Lalita Adelina Pinto as Purchaser.
27. Said Mr. Charles Joseph Trajeno Pinto died on 09/09/1970 leaving behind his wife Mrs. Maria Denise Andrade e Pinto and sons and daughters namely 1) Mr. Anil Charles Peter Francis Pinto, 2) Arun Charles Michael Pinto, 3) Mrs. Neela Luise Pinto married to Caracisle Jose Vivion Vas, 4) Mrs. Sunita Maria Pinto, 5) Neella Rohini Adolina Pinto and 6) Sabrina Jayline e Pinto.
28. Said Mrs. Neela Luise Pinto married to Caracisle Jose Vivian Vas vide Notarial Deed dated 06/01/1973 before Land Registrar and Notary ex-officio Rajaram Bodke under Book No. 703 and Mrs. Sunita Maria Pinto, Neella Rohini Adolina Pinto and Sabrina Jayline e Pinto vide another Notarial Deed dated 05/09/1973 before Land Registrar and Notary ex-officio Rajaram Bodke under Book No. 704 all have renounced their right to the inheritance of the father i.e. Mr. Charles Joseph Trajeno in terms of the Art 2029 of the Portuguese Civil Code in force in this Union Territory.
29. Said 1) Mr. Edwin Luis Pinto and his wife 2) Mrs. Thelma Teresa Saldanha e Pinto, 3)

A handwritten signature in blue ink is written over a circular notary stamp. The stamp contains text in Portuguese, including "NOTARIO" and "BARDEZ", and a date "10/05/1952".

Mr. Anthony Reginald Pinto and his wife 4) Mrs. Marie Saldanha e Pinto, 5) Mr. Titus Peter Paul Pinto, 6) Mrs. Evelyn Coelho E Pinto, 7) Mrs. Maria Lalita Adelina Pinto, 8) Mrs. Maria Denise Andrade E Pinto, 9) Mr. Anil Charles Peter Francis Pinto, 10) Mr. Arjun Charles Michael Pinto being the co-owners are absolutely seized and possessed or otherwise to undivided Said property.

**30. Vide Deed of Conveyance dated 27/02/1974** duly registered in the Office of the Sub Registrar of Bardez under Registration No. 489/74 in Book No. 1 Vol. No. 85 at pages 32 to 43 dated 22/08/1974 between 1) Mr. Edwin Luis Pinto and his wife 2) Mrs. Thelma Teresa Saldanha e Pinto, 3) Mr. Anthony Reginald Pinto and his wife 4) Mrs. Marie Saldanha e Pinto, 5) Mr. Titus Peter Paul Pinto, 6) Mrs. Evelyn Coelho E Pinto, 7) Mrs. Maria Lalita Adelina Pinto, 8) Mrs. Maria Denise Andrade E Pinto, 9) Mr. Anil Charles Peter Francis Pinto, 10) Mr. Arjun Charles Michael Pinto as the Vendors sold the Said Property bearing Survey No. 107/0 to THE INDIAN RESORT HOTELS LIMITED, a Company incorporated under the Companies Act 1956 rep by the Director of the company in pursuance of the Board Resolution as the Purchaser.

**PROPERTY-V**

(A)

**31.** All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATTÁ** admeasuring an area of **1408 sq. mts.**, and the Said Plot hereby sold now constitutes an independent and distinct entity and is surveyed under **Survey No. 109 Sub division No. 7/A** being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa and is

**BOUNDED AS UNDER:-**

**East:** By the property bearing Survey No. 109/7-B belonging to Smt. Maria Piedade Sequeira and others ;





**West:** By the property bearing New Survey No. 109/7 belonging to Smt. Flora Assumption Dias;

**North:** By the property of Fernandes and other and;

**South:** By the property of the Indian Hotels Co. Ltd.

According to Land Survey Plan the Said Property bearing New Survey No. 109/7-A is bounded as follows:

**East:** By Survey No. 109/7-B;

**West:** By Survey No. 109/7;

**North:** By Survey No. 109/5 and

**South:** By Survey No. 109/9.

(B)

All that piece or parcel of Agricultural Land being and forming part of the property known as **DANDEA OIRO BATT** admeasuring an area of 166 sq. mts., and the Said Plot hereby sold now constitutes an independent and distinct entity and is surveyed under Survey No. 109 Sub division No. 8/A being enrolled in the Taluka Revenue Office of Bardez, at Mapusa under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapusa and is situated in the Ward Dando, within the local limits of Village Panchayat of Candolim, Taluka and Registration Sub District of Bardez, District of Goa in the State of Goa and is

**BOUNDED AS UNDER:-**

**East:** By the property bearing Survey No. 109/8-B belonging to Smt. Maria Piedade Sequeira and others;

**West:** By the property bearing New Survey No. 109/8 belonging to Smt. Flora Assumption Dias;

**North:** By the property bearing New Survey No. 109/6 of Mrs. Geeta Khandelwal;

**South:** By the property bearing New Survey NO. 109/9 belonging to The Indian Hotels Co. Ltd.

32. Said 1) Smt. Maria Magdalena Sequeira, 2) Shri. Mario Sequeira, 3) Miss Gracy





Sequeira, 4) Shri. Anthony Mariam Siqueira and his wife 5) Mrs. Amelia Sequeira, 6) Shri. Percy Richard Sequeira and his wife 7) Mrs. Vita Rita Sequeira, 8) Mrs. Petronila Machado and her husband 9) Shri. Joe Machado are the joint owners in possession of two agricultural plots of land being and forming distinct and separate parts of the Said Property.

33. Vide Agreement for Sale dated 04/09/1987 executed 1) Smt. Maria Magdalena Sequeira, 2) Shri. Mario Sequeira, 3) Miss Gracy Sequeira, 4) Shri. Anthony Mariam Siqueira and his wife 5) Mrs. Amelia Sequeira, 6) Shri. Percy Richard Sequeira and his wife 7) Mrs. Vita Rita Sequeira, 8) Mrs. Petronila Machado and her husband 9) Shri. Joe Machado as Vendors agreed to sell the Said Property to **INDIAN HOTELS COMPANY LIMITED**, a Company incorporated under the Indian Companies Act as the Purchaser.

34. Vide Deed of Sale dated 31/05/1991 duly registered in the office of Sub Registrar of Bardez under Registration No. 2153 in Book 1 Vol. No. 130 dated 10/12/1991 between 1) Smt. Maria Magdalena Sequeira, 2) Shri. Mario Sequeira, 3) Miss Gracy Sequeira, 4) Shri. Anthony Mariam Siqueira and his wife 5) Mrs. Amelia Sequeira, 6) Shri. Percy Richard Sequeira and his wife 7) Mrs. Vita Rita Sequeira, 8) Mrs. Petronila Machado and her husband 9) Shri. Joe Machado as the Vendors sold the Said Property bearing Survey No. 109/7A to the **INDIAN HOTELS COMPANY LIMITED**, a Company incorporated under the Indian Companies Act as the Purchaser.

#### PROPERTY-VI

35. All that piece or parcel of agricultural land known as **DANDEVOIRO OR DANDO OR UMANCA** situated in the Village Candolim within the Gram Panchayat area of Candolim, Taluka Bardez, District of Goa, together with all the coconut trees and all the other trees standing thereon and described under No. 39977 at Page 146/reverse of Book No. B/192 in the office of the Conservador dos Registos de Comarca da Bardez at Mhansa, Goa and also under Matriz No. 19 of the First part of Candolim Village in the office of the Revenue Department of Bardez Taluka at Mhansa, Goa and bearing Survey Nos. 109 sub-division No. 9 and No. 110 sub division No. 13 of the Candolim



Village of Bardez Taluka, within the Registration Sub District of Bardez and  
Registration District of Goa and

**BOUNDED AS UNDER:-**

**East:** By Public road;

**West:** By High Seas;

**South:** By the properties belonging to Liberta Gonsalves, Gonesh Porobo Chimulkar and  
others;

**North:** By the property belonging to Albino Fernandes, Francisco Sequeira and Rosalina  
Moniz

36. Said property originally belonged to Mr. Antonio Emilio Baldomero Barreto e Lobo  
and his wife Mrs. Rosalina Beatrice Bosen Lobo.

37. By a Public Deed of Declaration of Succession drawn up by Prabhakar Vamanrao  
Suriyarao Sardessai Civil Registrar-cum-Sub-Registrar and Notary ex-officio Bardez  
on 28/11/1977 in the Book No. 711 page 6 of the Office of the Notary Public, Bardez  
Mhapasa 1) Mrs. Audrey Phyllis Dias and her husband 2) Mr. Jose Luis De Conceicao  
Rosa Dias, 3) Mr. Noel Francis Malcolm Lobo, 4) Mrs. Anjali Mazumdar Lobo, 5)  
Mrs. Eleine Mary Gertrude Pereira, 6) Mr. Timoteo Rosendo Pereira, 7) Mrs. Alma  
Beatrice Mathew, 8) Mr. Mathew Mathew, 9) Mr. Osborne Cajetan Anthony Lobo were  
declared and qualified to be the sole and universsa heirs of the Said property.

38. Said Mrs. Audrey Phyllis Dias and her husband Mr. Jose Luis De Conceicao Rosa Dias  
are seized and possessed of and otherwise entitled to an undivided 1/5<sup>th</sup> share in the  
Said property.

39. Said Mr. Noel Francis Malcolm Lobo and Mrs. Anjali Mazumdar Lobo are seized and  
possessed of and otherwise entitled to an undivided 1/5<sup>th</sup> share in the Said property.

40. Said Mrs. Eleine Mary Gertrude Pereira and Mr. Timoteo Rosendo Pereira are seized  
and possessed of and otherwise entitled to an undivided 1/5<sup>th</sup> share in the Said  
property.





41. Said Mrs. Alma Beatrice Mathew and Mr. Mathew Mathew, are seized and possessed of and otherwise entitled to an undivided  $1/5^{\text{th}}$  share in the Said property.
42. Said Mr. Osborne Cajetan Anthony Lobo is seized and possessed of and otherwise entitled to an undivided  $1/5^{\text{th}}$  share in the Said property.
43. Vide Articles of Agreement dated 10/11/1977 executed between 1) Mrs. Audrey Phyllis Dias and her husband 2) Mr. Jose Luis De Conceicao Rosa Dias, 3) Mr. Noel Francis Malcolm Lobo, 4) Mrs. Anjali Mazumdar Lobo, 5) Mrs. Eleine Mary Gertrude Pereira, 6) Mr. Timoteo Rosendo Pereira, 7) Mrs. Alma Beatrice Mathew, 8) Mr. Mathew Mathew, 9) Mr. Osborne Cajetan Anthony Lobo agreed to sell undivided shares in the said property to THE INDIAN HOTELS COMPANY LIMITED, a Company incorporated in the India as the Purchaser.
44. Vide Deed of Conveyance dated 16/05/1987 drawn in the office of Notary of S.J. Sardessai at Barde under Reg. No. 6841/98 between 1) Mrs. Audrey Phyllis Dias and her husband 2) Mr. Jose Luis De Conceicao Rosa Dias, 3) Mr. Noel Francis Malcolm Lobo, 4) Mrs. Anjali Mazumdar Lobo, 5) Mrs. Eleine Mary Gertrude Pereira, 6) Mr. Timoteo Rosendo Pereira, 7) Mrs. Alma Beatrice Mathew, 8) Mr. Mathew Mathew, 9) Mr. Osborne Cajetan Anthony Lobo as the Vendors sold the Said Property bearing Survey Nos. 109 sub-division NO. 9 and No. 110 sub division No. 13 to the INDIAN HOTELS COMPANY LIMITED, a Company incorporated in the India as the Purchaser.

**PROPERTY-VII**

(A)

45. All that piece or parcel of agricultural land forming part of the property known as "DANDEA VOIRO BATTA" admeasuring an area of 1408 sq. mts., situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property DANDEA VOIRO BATTA being enrolled in the Taluka Revenue Office of

A handwritten signature in blue ink is written over a circular official stamp. The stamp contains text in a circular border, which is partially obscured by the signature.

Bardez, at Mapuca, under Matriz No. 997 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under Sub-Division No. 7/B of New Survey No. 109 and is

**BOUNDED AS UNDER:-**

**East:** By the property of Precilla De Souza and others;

**West:** By Plot bearing Survey No. 109/7-A belonging to Smt. Maria Magdalena Sequeira and others;

**South:** By the property of the Indian Hotels Company Ltd;

**North:** By the property of Fernandes and others.

According to Land Survey Plan the Said Plot is

**BOUNDED AS FOLLOWS:**

**East:** By Survey Nos. 110/11 and 110/12;

**West:** By Survey No. 109/7-A;

**North:** By Survey Nos. 110/11 and 109/5;

**South:** By Survey No. 109/9.

(B)

46. All that piece or parcel of agricultural land forming part of the property known as "DANDEA VOIRO BATTIA" admeasuring an area of 166 sq. mts., situated in the Ward Dando, within the local limits of village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of Goa in the State of Goa, the said entire property DANDEA VOIRO BATTIA being enrolled in the Taluka Revenue Office of Bardez, at Mapuca, under Matriz No. 1003 but not described in the Land Registration Office of Bardez, at Mapuca. The Said Plot hereby sold now constitutes an independent and distinct entity and is Surveyed under Sub-Division No. 8/-B of New Survey No. 109 and is

**BOUNDED AS UNDER:-**





East: By Survey No. 109/6;  
West: By Survey No. 109/8-A;  
South: By Survey No. 109/9;  
North: By Survey No. 109/6.

47. Said 1) Smt. Maria Piedade Sequeira, 2) Shri. Jose Siqueira alias Amarante Damiao Jose Siqueira, 3) Shri. Pedro Joaquim Dias and his wife 4) Smt. Elvira Dias, 5) Shri. Andrew Fernandes and his wife 6) Smt. Conceicao Fernandes, 7) Shri. Domingos Timotio Cardozo and his wife 8) Smt. Fatima Cardozo, 9) Shri. Anthony Pereira and his wife, 10) Smt. Filomena Pereira, 11) Smt. Hortencia De Souza, 12) Smt. Catherine Cardozo and her husband 13) Shri. Camilo Cardoz are joint owners in possession of two agricultural Plots of land being and forming distinct and separate parts of the property known as "DANDEA OIRO BATTA".

48. Vide Agreement for Sale dated 11/08/1987 1) Smt. Maria Piedade Sequeira, 2) Shri. Jose Siqueira alias Amarante Damiao Jose Siqueira, 3) Shri. Pedro Joaquim Dias and his wife 4) Smt. Elvira Dias, 5) Shri. Andrew Fernandes and his wife 6) Smt. Conceicao Fernandes, 7) Shri. Domingos Timotio Cardozo and his wife 8) Smt. Fatima Cardozo, 9) Shri. Anthony Pereira and his wife, 10) Smt. Filomena Pereira, 11) Smt. Hortencia De Souza, 12) Smt. Catherine Cardozo and her husband 13) Shri. Camilo Cardoz agreed to sell the said property to **THE INDIAN HOTELS COMPANY LIMITED**, a Company incorporated under the Indian Companies Act as the Purchaser.

49. Vide Deed of Sale dated 16/12/1988 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 808 in Book 1 Volume No. 492 dated 12/02/1997 between 1) Smt. Maria Piedade Sequeira, 2) Shri. Jose Siqueira alias Amarante Damiao Jose Siqueira, 3) Shri. Pedro Joaquim Dias and his wife 4) Smt. Elvira Dias, 5) Shri. Andrew Fernandes and his wife 6) Smt. Conceicao Fernandes, 7) Shri. Domingos Timotio Cardozo and his wife 8) Smt. Fatima Cardozo, 9) Shri. Anthony Pereira and his wife, 10) Smt. Filomena Pereira, 11) Smt. Hortencia De Souza, 12) Smt. Catherine Cardozo and her husband 13) Shri. Camilo Cardozo as the Vendors sold the Said Property to **THE INDIAN HOTELS COMPANY LIMITED**, a Company



incorporated under the Indian Companies Act duly rep by its attorney Shri. Vijay Wadaghalkar as the Purchaser.

**PROPERTY-VIII**

- 50.** The India Hotels Company Limited had purchased the plot bearing Survey no. 108/6 from Mrs. Laxmibai Veling admeasuring 8100 sq. mts. in 1985 and company has fence the said plot and is in possession of the Said Plot since then through case no. Second Appeal No. 67/2007.
- 51.** Vide Order dated 17/01/2014 passed in the High Court of Bombay at Goa between M/s. The Indian Hotels Company Limited versus Shri. Antonio Floriano Fernandes and 6 others.
- 52.** No Objection Certificate dated 08/09/2017 under No. GCMA/N/14-15/82/999 issued by Goa Coastal Zone Management Authority for the proposed renovation of the existing unit in the PLOT bearing Survey Nos. 106, 107, 108/1, 108/6, 108/8, 109/9, 109/7A, 109/7B and 110/13 of Candolim Village, Bardez Taluka.
- 53.** Technical Clearance Order Certificate dated 08/02/2019 under No. NGPDA/CAN/44/195/3465 issued by North Goa Planning and Development Authority for the proposed renovation/reconstruction/maintenance of the existing structure bearing Survey No. 106, 107, 108/1 (P), 6, 7, 8, 10 & 109/7-A, 7-B & 110/13 situated at Candolim Village.
- 54.** Occupancy Certificate dated 06/09/1984 under No. VP/41/2/712/84-85 issued by the Village Panchayat of Candolim upon the completion of construction of Taj Holiday Village Expansion at Sinquerim, Candolim, Bardez-Goa.
- 55.** Occupancy Certificate dated 24/08/1981 under No. VP/41/450/81-82 issued by Village Panchayat of Candolim upon the completion of construction in Survey No. 106 & 107 situated at Candolim Village.





56. **Occupancy Letter** dated 29/12/1986 under No. R&B/SDII/WDII/Const/694/86-87 issued by the Village Panchayat of Candolim, Bardez-Goa upon the completion of proposed expansion of Taj Holiday Village, 11 cottages consisting of 30 nos. of Hotel rooms, by the Indian Hotels Company Ltd. situated at Dando, Candolim.
57. **Occupancy Certificate** dated 07/03/1995 under No. VP/32/2/1586/94-95 issued by the Village Panchayat of Candolim for the occupation of construction consisting of 10 Cottages and 1 Restaurant (Thai Restaurant) in the Taj Holiday Village Complex by Indian Hotels Co. Ltd. in plot surveyed under Survey Nos. 108/1 (part), 108/6 (Part), 108/7 (part), 108/9 (part) and 109/9 (part) situated at Dando, Candolim, Bardez-Goa.
58. **Construction Licence** dated 15/07/2019 under No. VP/32/1/989/18/2019-20 issued by the Village Panchayat of Candolim for the proposed renovation/reconstruction/maintenance of the existing structure bearing Survey No. 106, 107, 108/1(P), 6, 7, 8, 10 & 109/7-A, 7-B & 110/13 situated at Dando, Candolim, Bardez-Goa
59. **Approved Plan** dated 08/02/2019 under No. NGPDA/CAN/44/195/3465 issued by North Goa Planning and Development Authority.
60. It appears that the said Hotel Property is mortgaged with Centbank Financial Services Limited vide **Debenture Trust Deeds** dated 19/10/2011 and 09/02/2012 executed between Indian Hotels Company Limited and Centbank Financial Services Limited.
61. Based upon the documents produced and the searches conducted I opine that The Indian Hotels Company Limited has clear and marketable title to the "SAID HOTEL PROJECT".

**REMARK:**

*The property is under SARFAESI COMPLAINT.*

*Title chains of documents are available from year 1974 i.e. for last 46 years. And title document are available for scrutiny from 1982 to 2021 and the title chain of documents for last 39 years is clearly established.*



*Valid, Legal and marketable Equitable mortgage can be created.*

**ENCUMBRANCE  
CERTIFICATE  
FOR THE  
PERIOD OF 13/30  
YEARS**

I am of the opinion that the title of The Indian Hotels Company Limited to the "SAID HOTEL PROJECT" is clear, clean and marketable I do not find any entry encumbering the said property and the bank can create an Equitable Mortgage after obtaining all the documents in original and nil encumbrance certificates.

**VII  
OPINION / CERTIFICATE**

Thus from the documents mentioned hereinabove and as per the information provided to me, and records made available for my perusal and believing on the same I am of the opinion that the title of The Indian Hotels Company Limited to the "SAID HOTEL PROJECT" is clear, clean and marketable; I do not find any entry encumbering the said property and the bank can create an Equitable Mortgage after obtaining all the documents in original.

<b>VIII</b>	<b>NIL ENCUMBRANCE RECEIPT NO. OF INSPECTION/ TITLE SEARCH TAKEN AT THE OFFICE OF THE SUB REGISTRAR OF ASSURANCES: (REPORT ENCLOSED)</b>	<b>Nil Encumbrance Certificate</b>
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**IX  
DOCUMENTS TO BE COLLECTED FOR CREATION OF EQUITABLE  
MORTGAGE OF THE SAID PROPERTY**

1. Indenture dated 14/01/1982. {Original}
2. Agreement for Sale dated 01/06/1993. {Original}
3. Conveyance dated 31/07/1985 {Original}
4. Deed of Conveyance dated 27/02/1974 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 489/74 in Book No. 1 Vol. No. 85 at pages 32 to 43 dated 22/08/1974. {Original}





5.	Indenture dated _/09/1981 {Original}
6.	Deed of Sale dated 31/05/1991 duly registered in the office of Sub Registrar of Bardez under Registration No. 2153 in Book 1 Vol. No. 130 dated 10/12/1991. {Original}
7.	Deed of Conveyance dated 16/05/1987 drawn in the office of Notary of S.J. Sardesai at Bardez under Reg. No. 6841/98. {Original}
8.	Deed of Sale dated 16/12/1988 duly registered in the Office of the Sub Registrar of Bardez under Registration No. 808 in Book 1 Volume No. 492 dated 12/02/1997. {Original}
X	POST DISBURSAL DOCUMENTS (if any)

Adv. Siddharth Samant