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Advocate

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## TITLE REPORT

On instructions of my client WARMSIDE DEVELOPERS PVT. LTD., who has placed in my hands the photocopies of the documents, I hereby draw the title report of the "Said Property" described herein as under:

### T H E P R O P E R T Y

There exists a property situated within the limits of the Mercedes Village Panchayat, Tiswadi Taluka comprising of disannexed fraction of the property "XIR" described in its entirety at the Land Registration Office, Ilhas Goa, under No. 18239 and enrolled in the Land Matriz under No. 102 and the disannexed fraction of the property "DOULIM" described in its entirety at the Land Registration Office, Ilhas Goa, under No. 17310-A and enrolled in the Land Matriz no. 110, both these fractions connected inter-si forming a property per si distinct having an area of 781 sq.mts., surveyed under no. 241/4 of Revenue Village Morombi-o-Grande, Tiswadi Taluka, registration sub-District of Tiswadi Goa,

District North Goa, State of Goa which is bounded as under:

NORTH: by the Property DOULIM originally belonging to one Venctexa Bicu Xete Raicar;

SOUTH: By the property of the heirs of Subraia Naique, now drain of rain waters;

EAST: by the property of Ramachondra Maiaji Mane and

WEST: the road left for public by Venctexa Bicu Xete Raicar; (Hereinafter referred to as the "SAID PROPERTY" and delineated with red colour boundary line on the plan I annexed hereto).

The "SAID PROPERTY" originally belonged to Venctexa Bicu Xete Raicar and his wife Radabai Raicar.

The said Venctexa Bicu Xete Raicar and his wife Radabai Raicar sold the "SAID PROPERTY" to Mr. John D'Costa alias MR. JOAO COSTA herein vide deed of sale dated 04/09/1969, being registered under No. 1256 at pages 10 to 16 of Book 1 Vol.43 dated 12/09/1969 before the Sub Registrar of Ilhas, Goa.

Mr. John D'Costa alias MR. JOAO COSTA was married to one MRS. CLARA REGO @CLARA D' COSTA under the regime of communion of assets.

MRS. CLARA REGO @CLARA D' COSTA expired leaving behind her spouse Mr. John D'Costa alias MR. JOAO COSTA herein and her children MR. RICHARD D' COSTA married

to MRS. BERTILE D'COSTA, MR. IRMIT D'COSTA married to MRS. NEOLINA D'COSTA and MRS. FATIMA D'COSTA married to MR. YOGENDRA SHARMA.

Upon the death of the said MRS. CLARA REGO @CLARA D'COSTA, her children MR. RICHARD D'COSTA married to MRS. BERTILE D'COSTA, MR. IRMIT D'COSTA married to MRS. NEOLINA D'COSTA and MRS. FATIMA D'COSTA married to MR. YOGENDRA SHARMA also have succeeded to the "SAID PROPERTY" and hence have a right, interest and title to the "SAID PROPERTY" as the only universal heirs who are the VENDORS herein.

The VENDORS have represented that in record of Rights of the "SAID PROPERTY", the name of the VENDOR NO. 1 appears in the Occupants Column of the FORM I and XIV.

Upon ascertaining the title of MR. JOHN D'COSTA ALIAS MR. JOAO COSTA, MR. RICHARD D'COSTA, MR. IRMIT D'COSTA, MRS. FATIMA D'COSTA, MRS. BERTILE D'COSTA, MRS. NEOLINA D'COSTA AND MR. YOGENDRA SHARMA in the "SAID PROPERTY", WARMSIDE DEVELOPERS PVT. LTD hereinafter referred to as the PURCHASERS had vide Deed of Sale dated 12/08/2016 registered under No. PNJ-BK1-01923-2016 of Book 1, CD No. PNJD52 dated 23/08/2016 purchased the "SAID PROPERTY" from its erstwhile owners i.e MR. JOHN D'COSTA ALIAS MR. JOAO COSTA, MR. RICHARD D'COSTA, MR. IRMIT D'COSTA, MRS.

FATIMA D'COSTA, MRS. BERTILE D'COSTA, MRS. NEOLINA D'COSTA AND MR. YOGENDRA SHARMA and since then the PURCHASERS herein are the lawful owners in possession of the same.

In the latest FORM I & XIV the name of WARMSIDE DEVELOPERS PVT. LTD appears in the Occupants Column.

The PURCHASERS have obtained the following construction licenses in their names which licenses shall be utilized by the PURCHASERS for carrying out the developmental works in the "SAID PROPERTY":

a) Technical Clearance order from the Office of the Town Planner, Town and Country Planning Department vide TIS/8775/MOG/TCP/2017/57/ DATED 12/05/2017;

b) NOC from Directorate of Health Services, Urban Health Centre, Panaji, vide no. UHCP/DHS/NOC/17-18/679 DATED:- 16/05/2017;

c) Conversion Sanad No. RB/CNV/TIS/COLL/01/2017/87/ dated 13/07/2017 from office of the District Collector, Panaji-Goa;

d) Construction License No: VP/MER/09/2017-18 Dated: 08/08/2017 from office of Village Panchayat, Mercedes, Tiswadi-Goa.

In the absence of any other Agreement or any documents of Alienation placed in my hands executed by the said WARMSIDE DEVELOPERS

PVT.LTD., I am of the considered opinion that the said WARMSIDE DEVELOPERS PVT. LTD. is the owner of the SAID PROPERTY and has a legal and marketable title in respect to the same and to transfer the same.

In view of the above, I am of the considered opinion that the "THE SAID PROPERTY" has a clear and marketable title.



ADV. M. H. FERNANDES

DATE: 21/02/2018