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Date:11/08/2022

To,
The Legal Manager,
Rajdeep Builders,
708,709 & 710 Gera Imperium Star,
Patto, Panaji-Goa, 403001

Dear Sir/Madam,

Ref: Your Letter dated 08/08/2022 under No. RDB/OWD/2082/8-8-22 for title verification with respect to property bearing Survey No. 407/5 of Succorro Bardez Goa.

1) DESCRIPTION OF ENTIRE PROPERTY:-

Description of the Property:

All that Property known as "CORLICHEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa and the said property is bounded as under :

North:- by way of procession or plot known as Purcao Nanddy.

West :- by Aframento of Pedro de Souza.

East :- by paddy field of Comunidade.

South:- by corlichem Batta of Leopoldina de lima.

The above said property presently bounded as under:

North :- by property bearing survey No. 407/4

South :- by properties bearing survey No's 407/6, 407/6- E, 407/6-A, 407/6-F, 407/6-C, 407/6-B and 407/6-J.

East :- by paddy field of Comunidade.

West: -by road

Hereinafter called as 'said Property'

Description of the Plot:

All that Plot of land , admeasuring 2722 sq. mts. earlier forming part of the Property known as "CORLICEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa and bounded as under:

North: by property bearing survey No. 407/4

South: by properties bearing survey Nos 407/6, 407/6-A, 407/6-F, 407/6-C, 407/6-B and 407/5-A

East: by road

West: - by village road.

Hereinafter called as 'said Plot'

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Deed of Notorial Justification and Partition dated 31/10/1963 executed before judicial division of Bardez at Mapusa under registration no. 645 bearing no. 645 at pages 36 overleaf to 41 overleaf dated 31/10/1963 (Photo Copy)
- ii) Inscription Certificate under No. 42043 dated 19/05/1965. (Photo Copy)
- iii) Special Power of Attorney dated 17/05/1972 (Photo Copy)
- iv) Deed of Sale dated 18/5/1972, duly registered before Sub- Registrar Bardez under registration No. 5573 of Book No. 1 Volume No. 63 at Pages 235 to 240 dated 18/07/1972 (Photo Copy)
- v) Form I & XIV of survey no. 407/5 (Photo Copy)

- vi) Deed of Succession drawn on 17/08/2001 which is duly registered in the office of the Civil Registrar -cum-Sub Registrar & Special Notary Ex- Officio Tiswadi of Book no. 674 recorded at Folio 19 to 21 (Photo Copy)
- vii) Deed of Sale dated 7/06/2005, duly registered before Sub- Registrar Bardez under registration No. 2446 of Book No. 1 Volume No. 1312 at Pages 117 to 132 dated 15/06/2005 (Photo Copy)
- viii) Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 14/08/2014 (Photo Copy)
- ix) Deed of Succession dated 4/06/2015 duly registered in the office of Sub- Registrar Canacona recorded at Pages 85 to 87 reverse, under Book of Deeds No. 46 dated 6/10/2015 (Photo Copy)
- x) Conversion Sanad under No. 4/118/CNV/AC-II/2017/1494 dated 22/12/2017 (Photo Copy)
- xi) Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 07/11/2019 (Photo Copy)
- xii) No Objection Certificate under No. NOC/49(6)/1119/SOC/TCP-2020/33 dated 30/07/2020 from Office of Senior Town Planner Town and Country Planning Department North Goa (Photo Copy)
- xiii) Deed of Sale dated 08/1/2021, duly registered before Sub- Registrar Bardez under registration No. BRZ-1-210-2021 of Book No. 1 Document , dated 18/01/2021 (Photo Copy)
- xiv) Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 25/03/2021 (Photo Copy)
- xv) Power of Attorney dated 8/03/2022 executed before Notary L.M. Gajinkar under reg. no. 2401/2022 at Bardez Goa (Photo Copy)
- xvi) Deed of Succession dated 09/03/2022 duly registered in the office of Sub- Registrar Canacona recorded at folio 113 to 118 under Book of Deeds No. 74 dated 14/07/2022 (Photo Copy)
- xvii) Plan (Photo Copy)

3) Flow of title:

All that entire Property known as "CORLICHEM BHATA" consist of four plots (Fourt adicao), enrolled under Numbers 413, 415, 432 and 434 of 2nd division of Socorro, whole property described in the Land Registration Office under No. 7043 at

pages 360 of Book B New 18, situated in Village Ambirna of Socorro, within the jurisdiction of Gram Panchayat of Socorro, Taluka Bardez, Sub-District of Bardez, District North. Goa State of Goa.

Originally the said property belonged to Emeralda Rodrigues or Esmeralda Rodrigues and her husband Antonio Xavier Fernandes or Antonio Xavier Adao.

The said Emeralda Rodrigues alias Esmeralda Rodrigues and Antonio Xavier Fernandes or Antonio Xavier Adao, expired leaving behind their only daughter Mrs. Josefina Francisca Fernandes who married to Mr. Querobino Vaz,

Mr. Querobino Vas expired leaving behind his wife Josefina Francisca Fernandes and two children namely:

- a) Manuel Remedios Vas married to Leopoldina Luisa Arcangela Fernandes and
- b) Maria Isabel Vas married to Pedro Inacio Fernandes.

Upon the death of Emeralda Rodrigues, Antonio Xavier Fernandes alias Antonio Xavier Aclao, Querobino Vaz, Deed of Notorial Justification and Partition dated 31/10/1963 executed before judicial division of Bardez at Mapusa under registration no. 645 bearing no. 645 at pages 36 overleaf to 41 overleaf dated 31/10/1963 wherein the said Property was allotted to Josefina Francisca Fernandes, Manuel Remedios Vas and Leopoldina Luisa Arcangela Fernandes.

The said property is inscribed in the name of Manuel Remedios Vas and Leopoldina Luisa Arcangela in respect of property under inscription number 42043 on 19/05/1965.

By Special Power of Attorney dated 17/05/1972 , Josefina Francisca Fernandes, appointed Manuel Remedios Vas and Leopoldina Luisa Arcangela Fernandes as her constituted attorneys, which power of attorney was registered before the Notary Adv. Camilo De Souza. at Bardez Goa.

By Deed of Sale dated 18/5/1972, duly registered before Sub- Registrar Bardez under registration No. 5573 of Book No. 1 Volume No. 63 at Pages 235 to 240 dated

18/07/1972 Josefina Francisca Fernandes, Manuel Remedios Vas and Leopoldina Luisa Arcangela Fernandes sold the said Property known as "CORLICHEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa to Rosario Damiao Xavier Fernandes.

In the view of abovesaid Deed of Sale dated 18/5/1972 Rosario Damiao Xavier Fernandes and his wife Rita Christalina Fernandes became the absolute owners of the said Property.

In Form I & XIV of survey no. 407/5 of village Socorro name of Rosario Damiao Xavier Fernandes recorded in the occupant's column under mutation no. 1098.

In Form I & XIV of survey no. 407/5 of village Socorro name of Rita Christalina Fernandes recorded in the occupant's column under mutation no. 1567.

Rosario Damiao Xavier Fernandes expired on 20/7/1979 and subsequently Smt. Rita Christalina Fernandes alias Christalina Fernandes expired on 24/5/1998 leaving behind their only son Mr. Judas Agnelo Fernandes,

Upon the death of Rosario Damiao Xavier Fernandes and Smt. Rita Christalina Fernandes alias Christalina Fernandes by Deed of Succession drawn on 17/08/2001 which is duly registered in the office of the Civil Registrar -cum-Sub Registrar & Special Notary Ex- Officio Tiswadi of Book no. 674 recorded at Folio 19 to 21 Mr. Judas Agnelo Fernandes was confirmed as sole and universal heir of late Rosario Damiao Xavier Fernandes and Rita Christalina Fernandes alias Christalina Fernandes.

By Deed of Sale dated 7/06/2005, duly registered before Sub- Registrar Bardez under registration No. 2446 of Book No. 1 Volume No. 1312 at Pages 117 to 132 dated 15/06/2005 Mr. Judas Agnelo Fernandes sold Plot no. 1 admeasuring 400 sq. mts

being part of the property known as "KHORLECHEM BHAT" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, neither described in the Land Registration Office nor in the Land revenue office of Bardez, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa to Smt. Seetabai Ramkrishna M. Pednekar and Smt. Hemant M. Pednekar.

The said Judas Fernandes married to Xaverina Fernandes alias Xaverina Estebeiro and said Xaverina Fernandes alias Xaverina Estebeiro expired on 21/06/2006 without having any Issue and without having any surviving members from her parents side.

Thereafter Judas Fernandes got married to Conceicao Estebeiro alias Conceicao Costacio Estebeiro alias Coicao Estebeiro for the second time.

The said Judas Fernandes expired on 14/11/2011 leaving behind his widow and moiety holder Smt. Conceicao Estebeiro and collateral heirs :

- a) Domingos Estebeiro alias Domnic Costacio Estebeiro, (her brother),
- b) Santana Lurdina Estebeiro (her sisters)
- c) Christalina Estebeiro (her sisters) married to Mr. Josito Fernandes

Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 14/08/2014 certified that there is no encumbrance on the said Property till 14/08/2014.

Upon the death of Judas Fernandes by Deed of Succession dated 4/06/2015 duly registered in the office of Sub- Registrar Canacona recorded at Pages 85 to 87 reverse, under Book of Deeds No. 46 dated 6/10/2015, Conceicao Estebeiro Domnic Costacio Estebeiro, Santana Lurdina Estebeiro, Christalina Estebeiro , Mr. Josito Fernandes were declared as collateral heirs of late Judas Fernandes.

Thereafter the said Santana Esteibero expired in the status of spinster and later Mr. Josito Fernandes, expired on 26/12/2019 leaving behind his wife Christalina Fernandes and he died having no issues.

Upon the death of Mr. Josito Fernandes, Santana Esteibero Deed of Succession dated 09/03/2022 duly registered in the office of Sub- Registrar Canacona recorded at folio 113 to 118 under Book of Deeds No. 74 dated 14/07/2022 Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro, Domingo Estebeiro alias Domnic Costancio Estebeiro, and Christalina Estebeiro alias christalina Fernandes were confirmed as sole and universal heirs.

In Form I & XIV of survey no. 407/5 of village Socorro name of Coicao Estebeiro alias Conceicao Estebeiro, recorded in the occupant's column under mutation no. 47594.

Conversion Sanad under No. 4/118/CNV/AC-II/2017/1494 dated 22/12/2017, issued by the Office of the Additional Collector III North, Goa and granted permission to use the area admeasuring. 1790 sq. mts. of survey no. 407/5 of village Socorro for residential purpose with 80 F.A.R.

Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 07/11/2019 certified that there is no encumbrance on the said property till 04/11/2019.

No Objection Certificate under No. NOC/49(6)/1119/SOC/TCP-2020/33 dated 30/07/2020 issued by Office of Senior Town Planner Town and Country Planning Department North Goa and thereby granted no objection for registration of sale Deed in respect of the said plot admeasuring 2722 sq. mtrs. surveyed under survey no. 407/5(P) of village Socorro Taluka Bardez Goa.

Deed of Sale dated 08/1/2021, duly registered before Sub- Registrar Bardez under registration No. BRZ-1-210-2021 of Book No. 1 Document , dated 18/01/2021 executed between Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro, Mr. Domingo Estebeiro alias Domnic Costancio Estebeiro, and Christalina Estebeiro alias Christalina Fernandes as "VENDORS" and Mrs. Sonu Darbral, Mr. Aman T. Isani as "PURCHASERS" in respect of said Plot of land, admeasuring 2722 sq. mts. earlier forming part of the Property known as "CORLICEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration

Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa.

In the view of above said Deed of Sale 08/1/2021, Mrs. Sonu Darbral and her husband (if married under law of communion of assets applicable to State of Goa) and Mr. Aman T. Isani and his wife (if married under law of communion of assets applicable to State of Goa) became absolute owners of the said Plot.

In Form I & XIV of survey no. 407/5 of village Socorro name of Mrs. Sonu Darbral, and Mr. Aman T. Isani, recorded in the occupant's column under mutation no.78048.

Nil Encumbrance certificate issued by Sub-Registrar Bardez dated 25/03/2021 certified that there is no encumbrance on the said Plot till 23/03/2021.

Power of Attorney dated 8/03/2022 executed before Notary L.M. Gajinkar under reg. no. 2401/2022 at Bardez Goa executed by Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro in favor of Mr. Rohan Vazarkar in respect of her properties.

Affidavit dated 30/5/2022 executed before Notary L. M. Gajinkar under no.5926/2022 dated 30/5/2022 by Mrs. Sonu Dabral declaring that she is a native of Meerut, Uttar Pradesh and she was born on 25/05/1976 in Meerut, Uttar Pradesh and she declared that her birth is not registered in the State of Goa and she married with Mr. Pankaj Dabral which marriage is registered at Dehradun, Uttaranchal at Volume no. 25, pages 215 to 222 on 03/01/2003 and further she declared that birth of her husband Mr. Panakaj Dabral is also not registered in the State of Goa and therefore she declared that her husband Mr. Pankaj Dabral will not be a party as owner/vendor in any prospective agreement /Deeds with Rajdeep Builders.

Affidavit dated 30/5/2022 executed before Notary L. M. Gajinkar under no.5924/2022 dated 30/5/2022 by Mr. Pankaj Dabral declaring that he is a native of

Calcutta, West Bengal and he was born on 26/11/1971 in Calcutta, West Bengal and he declared that his birth is not registered in the State of Goa and he married with Mrs. Sonu Dabral which marriage is registered at Dehradun, Uttaranchal at Volume no. 25, pages 215 to 222 on 03/01/2003 and further he declared that their birth and marriage is not registered in the State of Goa.

CERTIFICATE

I have examined the title deeds of said Property known as "CORLICHEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa.

Vide affidavits dated 30/05/2022 Mrs. Sonu Dabral and her husband Mr. Pankaj Dabral declared that they are not born in State of Goa and their marriage is not registered in State of Goa.

I hereby certify that Mrs. Sonu Darbral and Mr. Aman T. Isani and his wife (if married under law of communion of assets applicable to State of Goa) are absolute owner of the said Plot of land, admeasuring 2722 sq. mts. earlier forming part of the Property known as "CORLICHEM BHATA" admeasuring 3375 sq. mts, surveyed under Survey No. 407/5, with ruined of structure existed therein, described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18, Inscribed under No. 42043 at pages 63 of Book G-45, found enrolled in the Land revenue office of Bardez under Matriz No. 434 of 2nd circumscription of Socorro, situated in Village Ambirna of Socorro, within the limits of Gram Panchayat of Socorro, Taluka Bardez, District North Goa, State of Goa and holds absolute clear title in the said plot.

Yours faithfully

(Adv. Sudha Lad)

SUDHA S. LAD
Advocate & Notary
413, 4th Floor, Shiv Towers,
Near Bus Stand
Patto, Panaji-Goa. 403 001