



V. K. Harmalkar

ADVOCATE & NOTARY

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Dated: 23/10/2021

To,

SABAR REAL ESTAE LLP (LLPIN: AAQ- 1357),

Represented by its partner,

MR. ROOP KUMAR RAJ alias ROOPKUMAR RAJ,

Resident of Flat No.82/19, Stambh Tirth,

R. A. Kidwal Road, Wadala, Mumbai.

Dear Sir,

The present title search report concerns the following plots:

- a) All that Immovable Property known as "GOLOMOBATTA" OR "IGREJAWADO", admeasuring 200 square meters, surveyed under Survey No.118 of Sub Division No.19 of Marna Village, situated at Marna-Siolim, within the jurisdiction of the Village Panchayat of Marna-Siolim, Sub-District of Bardez, District of North Goa in the State of Goa, which is found described in the Land Registration Office of Bardez, under No. 4365 at page 70 reverse of the Book B-30 (old), but not found enrolled in the Taluka Revenue Office of Bardez and the same is bounded as under:

...2/-

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ON THE EAST: By the plot A and remaining part of
the property bearing Survey no.118/19;

ON THE WEST: By the property bearing Survey
No.118/14;

ON THE NORTH: By the Road, and

ON THE SOUTH: By the Plot D.

- b) All that Immovable Property known as
"GOLOMOBATTA" OR "IGREJAWADO", admeasuring
1,350 square meters, surveyed under Survey No.118 of
Sub Division No.18 of Marna Village, situated at Marna-
Siolim within the jurisdiction of the Village Panchayat of
Marna-Siolim, Sub-District of Bardez, District of North Goa
in the State of Goa, which is found described in the Land
Registration Office of Bardez, under No. 4365 at page 70
reverse of the Book B-30 (old), but not found enrolled in
the Taluka Revenue Office of Bardez, and the same is
bounded as under:

ON THE EAST: By the property bearing Survey
no.118/20;

ON THE WEST: By the property bearing Survey
No.118/17;

ON THE NORTH: By the plot B and Plot C the remaining
part of the property bearing Survey
No.118/18;

ON THE SOUTH: By the Road.

...3/-



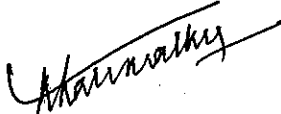
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The above properties shall hereinafter be referred to as the "SAID PROPERTIES" for the sake of brevity.

THE FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR SCRUTINY:

- a. Inscription
- b. Description
- c. Computerized Form I and XIV of the property bearing Survey No.118 of Sub Division No.19 of Marna Village and Survey No.118 of Sub Division No.19 of Marna Village.
- d. Manual Form I & XIV of the property bearing Survey No.118 of Sub Division No.19 of Marna Village and Survey No.118 of Sub Division No.19 of Marna Village.
- e. Survey Plan of the property bearing Survey No.118 of Sub Division No.19 of Marna Village and Survey No.118 of Sub Division No.19 of Marna Village.
- f. Form III
- g. Form 9
- h. Deed of Succession, dated 5th August, 1992.
- i. Deed of Partition, dated 7.12.2004.
- j. Deed of Exchange cum Rectification dated 05.05.2010.
- k. Inventory Proceedings No.126/2017/F in the Court of Civil Judge Junior Division at Mapusa.
- l. Deed of Sale, dated 20th March 2020.

...4/-


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- m. Sanad, bearing Ref No.4/01/CNV/AC-III/2021/510, issued by Additional Collector III North Goa, dated 16/4/2021.
- n. Nil Encumbrance Certificate.

I HAVE CAREFULLY PERUSED THE DOCUMENTS FURNISHED FOR SCRUTINY AND OPINE AS UNDER:

Upon perusal of the above listed documents it is seen that the said original properties originally belonging to Smt. Louisa Maria D'Cruz alias Luiza Maria De Cruz alias Luiza Maria or Luisa alias Caciaa D'cruz and Shri. Joseph Augustine D'Cruz alias Joseph D'Cruz alias Joseph Augustino alias Joseph and the names are found inscribed on the Inscription Certificate.

That the said Louisa Maria D'Cruz alias Luiza Maria De Cruz alias Luiza Maria or Luisa alias Caciaa D'cruz married to Joseph Augustine D'Cruz alias Joseph D'Cruz alias Joseph Augustino alias Joseph and both was expired intestate on 20/01/1984 and 14/04/1984 respectively, without leaving behind any will or any other disposition of their last wish, however leaving behind two sons and two daughters, as their only universal heirs and successors namely:

- 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ.

...5/-



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- 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ married to MR. CEDRIC JOHN SPENCER VAZ.

That the said MR. CEDRIC JOHN SPENCER VAZ was expired on 29/01/2016, leaving behind his wife SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ as his widow and half sharer and his only son as his only legal heirs and successor namely;

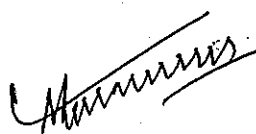
- a) MR. RYAN VAZ married to MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES

- 3) MR. SIMON D'CRUZ, in the status of bachelor, expired on 25/11/2006.

- 4) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE married to MR. FRANCIS LAWRENCE.

That by virtue of a Deed of Succession, dated 5th August, 1992, registered at page 17v of Book No. 762, before the Sub-Registrar of Bardez, the said Louisa Maria D'Cruz alias Luiza Maria De Cruz alias Luiza Maria or Luisa alias Cacia D'cruz

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who was married to the late Joseph Augustine D'Cruz alias Joseph D'Cruz alias Joseph Augustino alias Joseph in her second nuptial, both expired leaving behind 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE as their universal heirs.

That the 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE and the others co-owners namely, Mr. Anthony Josaphat D'Cruz, Mr. Maxi Constantio D'Cruz, Mrs. Joanna Rose D'Cruz and Mr. Anthony J. Dias, agreed and executed a Deed of Partition dated 7.12.2004,

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before the Sub-Registrar of Bardez, at Mapusa, bearing Registration No. 2570 (Duplicate) at pages 58 to 70, of Book I, Volume No. 1192, which was registered on 10.12.2004. That according to the said Partition Deed, the properties were divided into four plots, namely plot A, Plot B, Plot C and Plot D, out of which Plot A was allotted to Mr. Anthony Josaphat D'Cruz, Mr. Maxi Constantio D'Cruz, Mrs. Joanna Rose D'Cruz and Mr. Anthony J. Dias, and Plot B was allotted to the 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE, however the remaining Plots C and D were kept common for enjoyment of both.

That vide a Deed of Exchange cum Rectification dated 05.05.2010, executed before the Sub-Registrar of Bardez at Mapusa, bearing registration No. BRZ-BKI-01588-2010, CD No. RZD61, between the above mentioned Mr. Anthony Josaphat D'Cruz, Mr. Maxi Constantio D'Cruz, Mrs. Joanna Rose D'Cruz

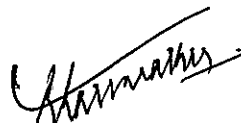
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and Mr. Anthony J. Dias, and 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE, it was thereby agreed that the Plot B and Plot D, be allotted to the 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE and the remaining Plot A and Plot C, were allotted to the above mentioned Mr. Anthony Josaphat D'Cruz, Mr. Maxi Constantio D'Cruz, Mrs. Joanna Rose D'Cruz and Mr. Anthony J. Dias, and the same was agreed and consented by both parties thereof.

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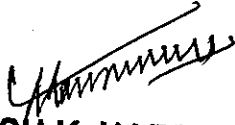


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That by the Order of the Inventory Proceedings No.126/2017/F dated 16.12.2017 the following were declared as the heirs of late Louisa Maria D'Cruz alias Luiza Maria De Cruz alias Luiza Maria or Luisa alias Caciana D'cruz and late Joseph Augustine D'Cruz alias Joseph D'Cruz, alias Joseph Augustino alias Joseph and late Simon D'Cruz:

1. MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ.
2. SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ.
3. MR. RYAN ELTON VAZ .
4. MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES.
5. MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE and
6. MR. FRANCIS LAWRENCE .

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That pursuant to the said Deed of Exchange cum Rectification, and by virtue of the Order of the Inventory Proceeding No.126/2017/F, the 1) MR. VICTOR PETER PAUL D'CRUZ alias PETER PAUL D'CRUZ alias VITOR PETER PAUL D'CRUZ alias VICTOR PETER D'CRUZ, 2) SMT. MARIA EMILIA D'CRUZ E VAZ alias MARIA EMILIA D'CRUZ alias MARIA EMILIA D'CRUZ e VAZ, 3) MR. RYAN VAZ, 4) MRS. CHEROBINE RYAN VAZ alias CHEROBINE JOSEPH FERNANDES, 5) MRS. ANGELA DOROTHY LAWRENCE alias ANGELA AGNEL DOROTHY D'CRUZ alias ANGELA AGNEL DORTHY LAWRENCE alias ANGELA AGNEL DOROTHY LAGRENCE, and 6) MR. FRANCIS LAWRENCE were declared as exclusive owners in possession and enjoyment of the Plot B and Plot D.

That the said plot B, admeasuring 200 square meters, surveyed under Survey No.118 of Sub Division No.19 said plot D, admeasuring 1350 square meters, surveyed under Survey No.118 of Sub Division No.18 of Marna Village, both hereinafter referred to as the "SAID PROPERTIES".

That the above persons along with the Confirming Party namely Mr. Roop Kumar Raj alias Roopkumar Raj and Mr. Raunak Virendra Upadhyay alias Raunak Virenra Upadhyay sold the Said Properties to SABAR REAL ESTAE LLP (LLPIN: AAQ-1357), vide Deed of Sale, dated 20th March 2020, registered

...11/-



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before Sub Registrar of Bardez, under Book -1, document, Registration No.BRZ-1-1134-2020, dated 18/03/2020.

It is further observed from the latest Form I and XIV that name of SABAR REAL ESTAE LLP (LLPIN: AAQ- 1357) is appearing in the Occupants column with respect to the said Properties.

It is further observed that SABAR REAL ESTAE LLP (LLPIN: AAQ- 1357) have also obtained conversion /sanad bearing Ref No.4/01/CNV/AC-III/2021/510, issued by Additional Collector III North Goa, dated 16/4/2021 for an area of 1550 sq.mts.

I have also gone through the Nil Encumbrance certificates issued by Sub Registrar of Mapusa and as such I found that the said properties are unencumbered and upon making search as on today in the office of Sub Registrar of Mapusa, I did not find any encumbrances over the said properties registered in the said office and therefore the above said properties are free from all encumbrances and charges.

That in view of the above SABAR REAL ESTAE LLP (LLPIN: AAQ- 1357) is lawful owner and is in exclusive possession the Said Properties and is entitle to develop the said properties.

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All the relevant documents of title, which have been mentioned hereinabove in connection with the said properties which are placed before me are photo copies verified with the originals. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said properties are transferable and the transferor has right to transfer the said properties.

I hereby certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up to date.

I have also verified that the said properties are not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest is involved in the said Properties, which exclusively belong to SABAR REAL ESTAE LLP (LLPIN AAQ 1357), and their title is clean, clear and marketable.

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CERTIFICATE

I, therefore certify that the title of SABAR REAL ESTAE LLP (LLPIN AAQ 1357), to the said properties are clear and marketable and they are entitled to develop and sell the said properties or constructed premise therein to any third person.

This certificate is made in favour SABAR REAL ESTAE LLP (LLPIN AAQ 1357), based on the documents placed and produced before me which are originals and the same are compared in Sub- Registrar and I found the same are genuine.


(Adv. V. K. Harmalkar)
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA