



THE TITLE VERIFICATION REPORT

At the instance of M/S AURA BUILDERS & DEVELOPERS, I have inspected the following documents in order to submit the Title Verification Report in respect of the below mentioned plot.

Description of the plot :

ALL THAT plot of land, identified as plot No. 2, admeasuring 636.60 sq. mts., forming part of the larger property known as "Church Area", not described in the Land Registration Office, enrolled in the Taluka Revenue Office of Tiswadi under Matriz No. 41, surveyed under No. 135/1 of Village Corlim situated within the limits of Village Panchayat Corlim, Taluka Tiswadi, District of North Goa and bounded as under:

North: By 15.00 mts wide road.

South : By plot No. 3 of the same development scheme.

West : By 10.00 mts. wide road.

East : By plot No. 1 of the same development scheme.

The aforesaid plot is an independent and distinct entity and shall be hereinafter referred to as the "SAID PLOT" for the sake of brevity.

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DOCUMENTS INSPECTED.

1. Extract of Orphanological Inventory No. 1422/1947/B of the Civil Judge Senior Division at Panaji
2. Deed of Partition dated 18/11/1985, registered before the Sub-Registrar of Ilhas, under Reg. No. 237 at pages 48 to 54 of Book No. I Volume 227, dated 14/05/1986.
3. Order dated 24/03/1987 passed by the Dy. Collector, Panaji, in Case No. LND/PART/151/86 and Corrigendum dated 22/09/1987 issued to the said order.
4. Agreement for Development and Sale dated 19/04/1991 and Agreement of Modification dated 23/08/1991.
5. Sanad dated 01/07/1992 bearing no. CNV/TIS/93/91 issued by Dy. Collector and S. D. O., Panaji.
6. Provisional NOC dated 22/01/1993 bearing no. PDA/T/9142/3294/93 issued by Panjim Planning and Development Authority.
7. Final NOC dated 16/06/1993 bearing no. PDA/T/9142/828/93 issued by Panjim Planning and Development Authority.
8. Deed of Sale dated 18/08/1993, registered before the Sub-Registrar of Ilhas, under Reg. No. 1305/93 of Book No. I Volume 256, dated 13/10/1993.
9. Deed of Sale dated 05/10/2016, registered before the Sub-Registrar of Ilhas, under Reg. No. PNJ-BK1-02369-2016 dated 10/10/2016.

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10. Survey Plan of survey no. 135/1 of Village Corlim.
11. Form I & XIV of survey no. 135/1 of Village Corlim.

TITLE REPORT

I have perused the abovementioned documents:

1. The properties surveyed under no. 135/1 and 136/1 of Village Corlim originally belonged to Shri Caetano Piedade Maximiano Pereira, husband of Smt. Maria Esperanca Pereira.
2. The documents at Sr. No. 1 suggest that said Shri Caetano Piedade Maximiano Pereira expired on 21/02/1946 and upon his death, Inventory Proceedings No. 1422/1947/B was initiated by his widow said Maria Esperanca Pereira in the Court of Civil Judge Senior Division at Panaji. In the said Inventory Proceedings, the aforementioned properties formed the estate of the deceased Shri Caetano Piedade Maximiano Pereira and were partitioned between Smt. Maria Esperanca Pereira and their two sons, Shri Visitacao Cristo Re Socorro Pereira and Shri Antonio Luciano Delito Pereira.
3. That subsequently, in terms of the said Inventory Proceedings

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and in terms of the Deed of Partition at Sr. No. 2 of the above documents, the said properties bearing survey nos. 135/1 and 136/1 of Village Corlim were partitioned between Shri Visitacao Cristo Re Socorro Pereira and Shri Antonio Luciano Delito Pereira along with their respective spouses.

4. The document at Sr. No. 3 suggest that the said partition of the properties bearing survey nos. 135/1 and 136/1 of Village Corlim between Shri Visitacao Cristo Re Socorro Pereira and Shri Antonio Luciano Delito Pereira, was also carried out under the Land Revenue Code and accordingly the property bearing survey nos. 135/1 and 136/1 were partitioned respectively into two portions, being survey nos. 135/1 & 135/1A and 136/1 & 136/1A.
5. That survey nos. 135/1 and 136/1 was allotted to Shri Antonio Luciano Delito Pereira while survey nos. 135/1A and 136/1A was allotted to Shri Visitacao Cristo Re Socorro Pereira.
6. The document at Sr. No. 4 suggests that Shri Antonio Luciano Delito Pereira and his wife Smt. Maria Julia Pereira entered into an Agreement with Shri Jose Joao Domingoes Godinho and inter alia agreed to develop in the property bearing survey no. 135/1 into sub-

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divided plots on the terms and conditions as contained in the said Agreement/s.

8. The document at Sr. No. 5 suggests that the Dy. Collector and S. D. O. at Panaji has issued Conversion sanad to the said property bearing survey nos. 135/1 and 136/1 and permitted the use of the said property for residential/housing purpose.

9. The document at Sr. Nos. 6 and 7 suggest that the Panaji Planning and Development Authority has issued final NOC for sub division of the plot of the said property bearing survey nos. 135/1.

10. The document at Sr. No. 8 suggest that said Shri Antonio Luciano Delito Pereira and his wife Smt. Maria Julia Pereira along with the developer Shri Jose Joao Domingoes Godinho, sold the aforementioned plot no. 2 admeasuring 636.60 sq. mts., forming part of the property bearing survey no. 135/1 to Shri Sebastian Fernandes.

11. The document at Sr. No. 10 suggests that the name of Sebastian Fernandes has been entered in the occupants coloumn in Form I & XIV of survey no. 135/1 of Village Corlim.

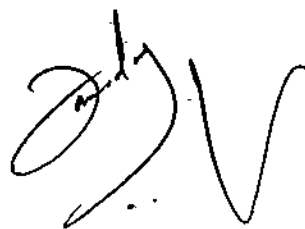
12. That the document at Sr. No.9 suggests that Shri Sebastian Fernandes and his wife Mrs. Minguolina Fernandes, as the lawful owners of the said plot, have sold the same to M/s Aura Builders and Developers.

That I am therefore of the opinion that

- a) That M/S AURA BUILDERS & DEVELOPERS, have clear marketable title to the said plot No. 2, admeasuring 636.60 sq. mts. which is described hereinabove.
- b) That the said plots is not affected by any acquisition or requisition proceedings.
- c) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.
Date: 19/10/2016



DAMODAR P. AGNI
B.Com., LL.B.
ADVOCATE & NOTARY
NEAR DISTRICT & SESSIONS COURT,
NEXT TO FARMACIA F. MENEZES,
JOAO DE CASTRO ROAD,
PANAJI - GOA, 403001