

D. P. AGNI B. Com., LL. B.
Advocate & Notary

Office : Near District & Sessions Court,
Joao de Castro Road,
Panaji - Goa 403 001.

☎ Off. : 2232601
Email : advdpagni@yahoo.co.in



THE TITLE VERIFICATION REPORT

At the instance of M/S AURA BUILDERS & DEVELOPERS, a Partnership Firm having its registered office at G-8, Dona Trisha Building, opp. Manipal Hospital, Dona Paula, Goa, I have inspected the following documents in order to submit the Title Verification Report in respect of the below mentioned property.

Description of the property :

ALL THAT property admeasuring 1460.00 sq.mts. forming part of the larger property known as "CANTIECHEM BATTA" or "ADIATEAVALLE BATTA", described in the Land Registration Office of Ilhas under No. 7829 at Page 11 of Book B-21(New), enrolled in the Taluka Revenue Office of Tiswadi under Matriz No.



-2-

255 and surveyed under No. 124/1-B of Village Ella, Taluka Tiswadi, District of North Goa and bounded as under:

North: By the property Survey No. 124/1
South : By the property Survey No. 124/1-A-2
West : By public road
East : By the property Survey No. 124/1-A

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

DOCUMENTS INSPECTED.

1. Deed of Gift and Release dated 20/05/1967 registered before the Sub Registrar of Ilhas under Reg. No. 580 at Pages 273 to 280 of Book No. 1 Volume 25 dated 25/06/1967.
2. Extract of Inventory Proceedings No. 52/88/A from the Court of Civil Judge Senior Division at Panaji.

3. Deed of Sale dated 26/08/2019 registered before the Sub Registrar of Ilhas under Reg. No. PNJ-1-1815-2019 dated 30/08/2019.
4. Form I & XIV of Survey No. 124/1-B of Village Ella, Tiswadi, Goa.
5. Survey Plan of Survey No. 124/1-B of Village Ella, Tiswadi, Goa.
6. Order dated 06/04/2005 passed by the Suptd. Of Survey & Land Records, Panaji, Goa.

TITLE REPORT

I have perused the abovementioned documents:

1. The document at Serial No. 1 suggest that the said property originally belonged to Domingos Fernandes and his wife, Maria Elvina Santana Rodrigues and by virtue of a Deed of Gift and Release dated 20/05/1967, registered before the Sub Registrar of Ilhas under Reg. No. 580 at pages 273 to 280 of Book no. I Volume 25 dated 15/06/1967, said Domingos Fernandes and his wife, Maria Elvina Santana Rodrigues gifted the said property to their son, Cosme Francisco Pedro Jose Fernandes.



2. The document at Serial No. 2 suggest that said Cosme Francisco Pedro Jose Fernandes was married to Assucena Fernandes also known as Assucena Fernandes e Rebeiro or Circumscisao Assucena Fernandes e Rebeiro. That said Assucena Fernandes also known as Assucena Fernandes e Rebeiro or Circumscisao Assucena Fernandes e Rebeiro expired on 13/05/1987 and upon her death, an Inventory Proceedings bearing no. 52/88/A was initiated by her husband, said Cosme Francisco Pedro Jose Fernandes. That by virtue of an Order dated 09/06/1989 passed in the said Inventory Proceedings no. 52/88/A, the said property which was described as Item no. 2 came to be allotted to Mr. Joao Manuel Aleixo Fernandes.

3. The document at Serial No. 3 suggest that the aforesaid Mr. Joao Manuel Aleixo Fernandes along with his wife Mrs. Gracy da Costa Fernandes sold to M/S AURA BUILDERS & DEVELOPERS, the said property by virtue of Deed of Sale dated 26/08/2019 registered before the Sub Registrar of Ilhas under Reg. No. PNJ-1-1815-2019 dated 30/08/2019.

4. The document at Serial No. 4 suggest that the name of M/S AURA BUILDERS & DEVELOPERS has been recorded in the Occupants Column in Form I & XIV of Survey No. 124/1-B of Village Ella.

5. The document at Serial No. 5 and 6 suggest that the said property bearing Survey No. 124/1-B of Village Ella is a partitioned plot of land which has been allotted Survey No. 124/1-B upon partitioning from the original Survey No. 124/1 of Village Ella.

I am therefore of the opinion that:

- a) M/s. Aura Builders and Developers are the lawful owners in possession of the said property which is described hereinabove.
- b) That the title of M/s. Aura Builders and Developers to the said property is clean, clear and marketable.
- c) That the said property is not affected by any acquisition or requisition proceedings.
- d) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date: 16/08/2021


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