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House No. E-215,  
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PANAJI, GOA.

DATE: 19/12/2019.

**TITLE VERIFICATION AND SEARCH REPORT**

Sub: Title Report in respect of PLOT NO. 9, admeasuring 1050 sq. mts., surveyed under no. 22/23 of Village Corlim property denominated as "AFORAMENTO", admeasuring 29536 sq. mts., situated at Village Corlim, within the limits of Village Panchayat Corlim, Taluka Ilhas, Sub District of Ilhas, District of North Goa, State of Goa.

**I. DESCRIPTION OF IMMOVABLE PROPERTIES:**

ALL THAT PLOT NO. 9, admeasuring 1050 sq. mts., surveyed under no. 22/23 of Village Corlim is bounded as under:-

ON THE EAST : by the pathway which leads to Gandaulim;

ON THE WEST : by Plot No. 10;

ON THE NORTH : by Plot No. 17;

ON THE SOUTH : by reserved pathway 4 mts. wide.

The said PLOT as per survey records is bounded as under:-

ON THE EAST : by road;

ON THE WEST : by property surveyed under no. 22/22  
of Village Corlim;

ON THE NORTH : by property surveyed under no. 22/15 of Village Corlim;

ON THE SOUTH : by reserved pathway.



By Deed of Sale with Discharge dt. 08/09/1958, recorded before then Substituted Notary of Judicial Division of Ilhas, Shri Crisna Porobo Tamba at pages 40v to 43v of Book no. 512, said Parvotibai Porbinim sold said property to Smt. Maria Dina Rosa Xavier Do Rego, widow of Shri Martinho Sebastiao Leonardo Fernandes.

By Deed of Sale with Discharge dt. 28/01/1959, recorded before then Notary of Judicial Division of Ilhas, Julia Rodrigues da Guerra Bordalo at pages 49 to 53 of Book no. 513, said Maria Dina Rosa Xavier do Rego sold said property to Smt. Maria Conceicao Rodrigues.

The said property is inscribed in the name of said Maria Conceicao Rodrigues under Inscription No. 24172 at pages 172v of Book G-37 in the Land Registration Office of Ilhas since 13/02/1959.

Said Maria Conceicao Rodrigues sub divided the said property into 33 plots being plot no 1 to 33.

By Escritura De Venda e Quitacao (Deed of Sale with Discharge) dt. 15/01/1967, registered before Sub Registrar of Ilhas under no. 352 at pages 69 to 74 of Book I, Vol. 22 dt. 12/04/1967, said Maria Conceicao Rodrigues and her husband Shri Manuel Constancio Das Angustias Fernandes sold Plot No. 9, admeasuring 1089.50 sq. mts. of said property to Shri Benedito Fernandes alias Benedito Ambrosio Fernandes.

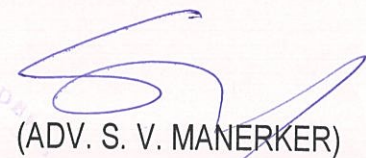


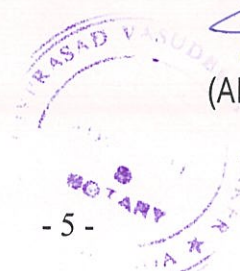
TITLE DEEDS SEEN BY ME.

- I. Order dt. 26/8/1923 passed in the Orphanological Inventory Proceeding filed before the Court of the Judicial Division;
- II. Deed of Sale with Discharge dt. 08/09/1958;
- III. Deed of Sale with Discharge dt. 28/01/1959;
- IV. Inscription No. 24172 at pages 172v of Book G-37 in the Land Registration Office of Ilhas since 13/02/1959.
- V. Escritura De Venda e Quitacao (Deed of Sale with Discharge) dt. 15/01/1967;
- VI. Sanad dt. 26/08/2011 from Addl. Collector-II, Panaji;
- VII. Deed of Sale dt. 21/0/2019;(original)
- VIII. Development Permission dt. 14/05/2019 from Town and Country Planning Department, Panaji; ;(original)
- IX. Construction Licence vide dt. 23/07/2019; Village Panchayat Corlim; ;(original)

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before Sub Registrar of Tiswadi, over 30 years. The statements and other information given in this report are correct and true. I further certify that said BHAGAT REALTY PRIVATE LIMITED holds absolute, valid, clear and marketable title over the said Plot No.9 and to do construction of building therein.

  
(ADV. S. V. MANERKER)



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