

MRS.SHUBHALAXMI U. PAI RAIKAR

B.A.LL.B.

ADVOCATE AND CENTRAL GOVT. NOTARY

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Date: 02/02/2022

TITLE INVESTIGATION, LEGAL SCRUTINY REPORT

AND

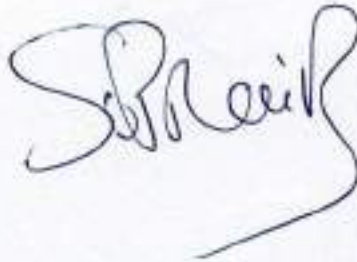
CERTIFICATE OF TITLE

**NAME OF THE APPLICANT: M/S PRESCON HOMES PRIVATE
LIMITED HAVING ITS
REGISTERED OFFICE AT 301,
PRESTIGE PRESCINCT, DR.
ALMEIDA ROAD, PANCHPAKHADI,
THANE, WEST 400601 AND GOA
OFFICE AT 2ND FLOOR, EDCON
MINDSPACE, BEHIND CAMPAL
TRADE CENTRE, CAMPAL,
PANAJI-GOA.**

DETAILS OF THE PROPERTY UNDER SCRUTINY:

All that sub divided and approved Plot bearing independent Survey No. 8/1-D-1 admeasuring 30,570 sq. mts. carved out of larger Plot bearing Survey No. 8/1-D totally admeasuring 91957.50 or 91957.57 sq.mts. having independent 10 mts. wide Panchayat road and also

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accessed by 15 mts wide right of way through private plot bearing S.No. 289 of Carambloim Village connecting National Highway No. 4A from Carambolim Village to Goalim Moula village of entire property known as **"TOLLEM E OITEIRO DE AGALI"** or **"AGAYE"**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under Description No. 768 at folio 7 (v) of Book B-10 (Old), not enrolled for Matriz in Taluka Revenue Office and entirely surveyed under Survey No. 8/1 of Village Azossim, and the said sub divided and approved Plot bearing independent Survey No. 8/1-D-1 is bounded as follows:-

EAST : By S.No. 8/1-D of Village Azossim.

WEST : By S.No.6 of Village Azossim.

SOUTH : Partly by Survey No.6 and partly by Survey No. 5 of Village Azossim.

NORTH : By S. No. 8/1-D part/9 mts. wide road;



DETAILS OF THE DOCUMENTS SCRUTINISED:

1. Photocopy of Descripcao Predial and Inscriptoes Diversas dated 24/3/1914 in Portuguese issued by Directorate of Archives and Archeology, Panaji on 7/6/2019 alongwith its translation of Inscription in English certified by Notary Jaiprakash V. Naik, Panaji-Goa under No. 7261/19 dated 7/8/2019.
2. Photocopy of records in Orphanological Inventory Proceeding Process No. 432 of the year 1939 before Juizo De Direito of Comarca Das Ilhas De Goa filed by Gopicabai Bandari on the death of Datatraia Roguvir Bandari dated 28/11/1939 alongwith its translation in English certified by Notary Jaiprakash V. Naik, Panaji-Goa under No. 6752/19 dated 23/7/2019.
3. Photocopy of Form III Index of Land of S. No. 8/1 dated 7/8/2019 of Village Azossim-Neura issued by Inspector of Survey and Land Records, City Survey, Panaji-Goa.
4. Photocopy of records in Inventory Proceedings No. 70/1998/B filed in the Court of Civil Judge, Senior

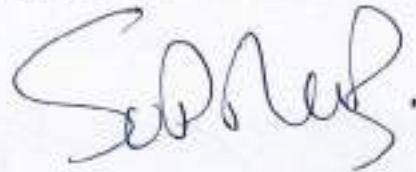
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Division at Panaji-Goa by Mr. Sitakant N. Bhandari on the death of Smt Anusuya N. Bhandari and Narayan R. Bhandari.

5. Photocopy of records in Inventory Proceedings No. 80/1998/A filed in the Court of Civil Judge, Senior Division at Panaji-Goa by Yeshwanta Shripada Bhandari on the death of Shripada Raghuvir Bhandari alongwith Order dated 29/12/1998.
6. Photocopy of Judgment and Decree dated 28/11/2006 passed in the Court of Civil Judge Senior Division at Panaji-Goa in Special Civil Suit No. 12/81/A filed by legal heirs of late Mr. Narayan Roghuvir Bhandare and Anuciabhai Narayan Bhandare against Joaquim Santana Cunha and 19 others.
- 6.(a) Photocopy of Order dated 09/06/2006 in TNC/4192/JMT filed by Joaquim D' Cunha V/s Narayan D. Bhandari and others issued by Jt. Mamlatdar-I of Tiswadi-Goa.



7. Photocopy of Deed of Sale dated 31/03/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 2611 at pages 11 to 38 of Book No. I, Vol. No. 1857 on 13/9/2007 between Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare, Shri Sitakant Narayan Bhandare, Smt. Manda Sitakant Bhandare, Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare, Smt. Durga Deepak Bhandare, Shri. Yeshwant Shripad Bhandare, Smt. Ramabai Yeshwant Bhandare, Shri Raghuvir Shripad Bhandare, Smt. Geeta Raghuvir Bhandare as Vendors and M/s Reis Magos Estate Pvt. Ltd. as Purchaser.
8. Photocopy of Agreement for Development dated 17/12/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 3397 at pages 259 to 278 of Book No. I, Vol. No. 1892 on 24/12/2007 between M/s Prescon Homcs Private Limited as



Developers and M/s Reis Magos Estate Private Limited as Vendors.

9. Certified True copy of Agreement for Sale with Possession dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. PNJ-BK1-01423-2011, CD No. PNJD8 on 20/05/2011 between M/s Reis Magos Estate Private Limited as Vendors and Prestige Structures Pvt. Ltd. as Purchaser and M/s Prescon Homes Private Limited as Confirming Party.
10. Photocopy of Irrevocable Power of Attorney dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under Sr. No. 50/2011 given by M/s Reis Magos Estates Pvt. Ltd. in favour of M/s Prescon Homes Private Limited, (2) Mr. Surendra Kedia and (3) Mr. Nirmal Kedia.
11. Photocopy of Deed of Confirmation and Sale dated 16/05/2013 registered in the Office of Sub Registrar Ilhas, Panaji-Goa under No. PNJ-BK1-01510-2013, CD No. PNJD22 on 17/05/2013 between M/s Reis



Magos Estates Pvt. Ltd. as Vendor, M/s Prescon Construction Private Limited as Purchaser and M/s Prescon Homes Private Limited as Confirming Party.

12. Photocopy of Sanad No. RB/CNV/TIS/AC-1/02/2017 dated 20/03/2019 issued by Office of the Collector, North Goa District, Panaji-Goa w.r.to S. No. 8/1-D admeasuring 78157 sq.mts alongwith survey plan of S. No. 8/1-D.
13. Photocopy of Technical Clearance Order vide Letter No. TIS/9712/PART/AZO/TCP/2021/2061 dated 02/12/2021 issued by Town and Country Planning Department, Tiswadi, Goa w.r.t S.No. 8/1-D-1 of Azossim for construction of Residential Building blocks-A1, A2, A3, A4, B1, Club House, Swimming Pool and Compound Wall.
14. Photocopy of Construction Licence vide Letter No. VP/AM/TIS/2020-2021/1217 dated 05/01/2022 issued by Village Panchayat of Azossim Mandur w.r.to S. No. 8/1-D-1 of Azossim for construction of

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- Residential Building blocks-A1, A2, A3, A4, B1, Club House, Swimming Pool and Compound Wall.
15. Photocopy of Certificate of Incorporation of Prescon Homes Private Limited issued by the Registrar of Companies, Maharashtra, Mumbai on 22/06/2007.
 16. Photocopy of Survey Form I & XIV dated 20/07/2021 issued by Mamlatdar of Tiswadi, Panaji, Goa with respect to survey No. 8/1-D-1 of Azossim Village.
 17. Photocopy of Survey Plan of the property surveyed under the No. 8/1-D-1 dated 25/11/2020 issued by the Directorate of Settlement and Land Records, Panaji-Goa.
 18. Photocopy of Order dated 02/12/2020 issued by the Dy. Collector and SDO, Tiswadi, Panaji-Goa in Land Partition Case No. LND/PART/18/2020 filed by Prescon Homes Pvt. Ltd.
 19. Photocopy of Letter dated 15/7/2021 from Mrs. Pooja Naik for Prescon Homes Pvt. Ltd. alongwith Letter No. 3/ISL.R/TIS/PART/67/2020/342 dated 16/7/2020 issued by the Inspector of Survey and Land Records,



Tiswadi-Goa to Mamlatdar of Tiswadi alongwith Revised Plan of newly formed sub division 8/1-D-1 out of S. No. 8/1-D of Azossim and Revised area adjustment statement.

20. Photocopy of Letter dated 19/7/2021 under RTI from Mrs. Pooja Naik for Prescon Homes Pvt. Ltd. to Inspector of Survey and Land Records, Tiswadi-Goa seeking information w.r.to updation of survey plan, alongwith reply dated 06/08/2021 No. ISLR/TIS/RTI/13/2021/2430.
21. Photocopy of Nil Encumbrance Certificate No. 1111/2021 dated 26/08/2021, issued by the Office of Sub-Registrar of Tiswadi, Panaji-Goa for the period from 03/02/2021 to 25/08/2021.
22. Photocopy of Certificate dated 28/01/2022 issued by Architect Mr. Kaustubh J. Satam.



TRACING OF THE TITLE:-

All that entire larger property admeasuring 3,06,575 sq. mts. known as **"TOLLEM E OITEIRO DE AGALI"** or **"AGAYE"**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under No. 768 at folio 7 (v) of Book B-10 (Old), not enrolled for Matriz and entirely surveyed under Survey No. 8/1 of Village Azossim, originally belonged to and found inscribed in favour Shri Roghuvir Bandary, Advocate, Professor, R/o Cumbharjua, Goa under Inscription No. 8274 at page 61 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.

Further on the same day that i.e. on 24/03/1914, in view of Deed of Gift dated 9/34/1912 executed before the Notary of Judicial Division of Bicholim, Teodor De Miranda recorded at page 9v of Book No. 74, the abovesaid property is found inscribed in favour of his three minor sons in equal shares (1/3rd share each) namely :-



- 1) Xripada Roguvir Bandari alias Shripad Raghuvir Bhandare then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8275 at page 61 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.
- 2) Datatria Roguvir Bandari alias Dattatray Raghuvir Bhandare then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8276 at page 62 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.
- 3) Xrivolobo alias Narana Bandary or Bandari then minor represented by his administrator his father said Roguvir Bandari under Inscription No. 8277 at page 63 (v) of Book No. F 16 in the records of Land Registration Office of Ilhas, Goa as on 24/03/1914.

The name of said Narana Bandary or Naraian Bhandari also appears in Form III/ Index of Lands of S. No. 8/1 of



Village Azossim-Neura issued by Inspector of Survey and Land Records, City Survey, Panaji-Goa.

HISTORY OF FORM III UNDER GOA, DAMAN AND DIU
LAND REVENUE CODE 1969

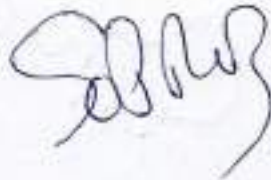
While preparing the Record of Rights the details are sought under Rule 5 of Goa Daman and Diu Land Revenue Code (Record of Rights and Register of Cultivation) Rules 1969 from the persons who have interest in the land . When they are received, they are compiled in Form III. They are checked by the Officers and objections are called upon keeping the Index open. The objections if any are heard as Dispute cases. The corrected draft is again kept open for inspection of public and upon promulgation; records are maintained in Form I.

The entry in Form I after promulgation gives presumption of its correction under Section 105 of Goa Daman And Diu Land Revenue Code 1969. The entry shows possession of the persons whose names are entered as occupant and such possession is fortified by the records of Survey. The uninterrupted possession culminates into the title by adverse possession as per the law.



CONTINUATION OF TRACING OF TITLE

On the death of said Xripada Roguvir Bandari alias Shripad Raghuvir Bhandare and his wife Bhimarati Sripad Bhandare, their undivided 1/3rd share in the said property bearing S. No. 8/1 of Village Azossim-Neura mentioned at Item No. 1 was allotted to Kunda Laxmikant Bhandare and Deepak Lakshmikant Bhandare (widow/moicty holder and son of Late Lakshmikant Shripad Bhandare who expired on 3/11/1993), Yeshwant Shripad Bhandare and Raghuvir Shripad Bhandare in the Inventory Proceedings No. 80/1998/A held in the Court of Civil Judge, Senior Division at Panaji-Goa as per Order dated 29/12/1998 and also in view of Termo de Repudio De Heranca, recorded at folio 17 v dated 15/4/1969 in the Office of Ganapati Porob Chandelkar, Escrivao de Juizo de Direito da Comarca Da Ilhas De Goa and another Termo de Repudio De Heranca, recorded at folio 3v dated 17/12/1977 in the First Office before Escrivao Vamona Porobo Desai before Honourable Judge Dr. Alvaro de Noronha Ferreira, Juizo de Direito da Comarca Da Ilhas De Goa executed by Lata Panduranga



Saraf and her husband Panduranga Saraf and Jaiu or Sudha Anant Bhadri and her husband Anant Ramchandra Bhadri being the daughters and son in laws of said deceased Xripada Roguvir Bandari respectively all released, relinquished their rights in the Said Property in favour of the remaining co-heirs.

The said Datatria Roguvir Bandari or Dattatray Raghuvir Bhandare expired and in the Inventory Proceeding Processo No. 432 of year 1939 held in the Judicial Court of Ilhas, Panaji-Goa, his undivided $1/3^{\text{rd}}$ share in the said property bearing S. No. 8/1 of Village Azossim-Neura described at Verba/Item No. 2 was exclusively allotted to his wife Gopikabai Dattatray Bhandari as per Order dated 1/11/1939.

Similarly said Narayan Raghuvir Bhandare and his wife Anusuya Narayan Bhandare expired on 20/12/1987 and 28/10/1983 respectively and on their death, their $1/3^{\text{rd}}$ share in the said property bearing S. No. 8/1 of Village Azossim-Neura described at Item No. 1 was allotted to their son Sitakant Narayan Bhandare and his wife Manda



Sitakant Bhandare in the Inventory Proceedings No. 70/1998/B of the Court of Civil Judge, Senior Division at Panaji-Goa as per Order dated 18/12/2000 and also in view of Termo de Repudio De Heranca/Relinquishment dated 4/4/2000, executed by Dinesh Ramakant Borkar and his wife Sumita Dinesh Borkar, Maya Girish Sardessai and her husband Girish Bikaji Sardessai, Pranaya Anant Shanbhag and her husband Anant Ramchandra Shanbhag ...(legal heirs of Shanta nee Pramita Ramakant Borcar and Ramakant Anant Borkar) and Lata alias Sulochana Deshpande and her husband Ramesh Ramkrishna Deshpande, all of whom being legal heirs of Narayan and Anusuya released, relinquished their rights in favour of the remaining co-heirs.

In view of the above Court Inventory Orders and Termo De Repudio de Heranca/Relinquishments, the following persons became entitled to the said property bearing S. No. 8/1 of Village Azossim-Neura :-

1. Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare,



2. Shri Sitakant Narayan Bhandare and his wife Smt. Manda Sitakant Bhandare,
3. Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare and his wife Smt. Durga Deepak Bhandare,
4. Shri. Yeshwant Shripad Bhandare and his wife Smt. Prafulla/Ramabai Yeshwant Bhandare,
5. Shri Raghuvir Shripad Bhandare and his wife Smt. Geeta Raghuvir Bhandare.

The names of some persons namely Sebateao Fernandes, Lourenco Fernandes, Jose Fernandes, Gonsalve D'Souza, Francisco Pereira, Sebasteao Pereira, Castor Pereira, Francisco Fernandes, Jose Anton Fernandes and Jose Pereira appeared in the tenants columns in Form III/ Index of Lands of S. No. 8/1 of Village Azossim-Neura, for which a Special Civil Suit No. 12/81/A was filed in the Court of Civil Judge Senior Division at Panaji-Goa by said Mr. Narayan Roghuvir Bhandare and Anuciabhai Narayan Bhandare against abovenamed persons and also against one Joaquim




Santana Cunha and 9 others for Declaration and Permanent Injunction which Suit was decreed as per Judgment and Decree dated 28/11/2006 thereby restraining all the tenants from interfering with said property of S. No. 8/1 of Village Azossim-Neura and also ordering for cancelling their names from survey records.

Similarly another Tenancy Case No. TNC/4/92/JMI was also filed in the Court of Jt. Mamlatdar-I of Tiswadi-Goa by said Joaquim S. D'Cunha as Applicant against Narayan R. Bhandari and others w.r.t S. No. 8/1 of Azzosim which case was disposed as per Order dated 9/6/2006 declaring that the said Applicants Joaquim D'Cunha and others have not proved themselves as tenants of S. No. 8/1 of Azzosim.

Subsequent to above orders in Civil Suit and Tenancy Proceedings, the names of all the tenants were deleted from survey records as seen in Survey Form I & XIV of S. No. 8/1 dated 28/8/2013.

By a Deed of Sale dated 31/03/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 2611 at pages 11 to 38 of Book No. I, Vol. No. 1857 on 13/9/2007



all the abovementioned owners of said property bearing Survey No. 8/1 of Azzosim Village namely said Smt. Gopicabai Dattatreya Bhandare alias Gopicabai Dattatreya Bhandare, Shri Sitakant Narayan Bhandare, Smt. Manda Sitakant Bhandare, Smt. Kunda Lakshmikant Bhandare alias Kunda Laxmikant Bhandare, Shri Deepak Lakshmikant Bhandare, Smt. Durga Deepak Bhandare, Shri. Yeshwant Shripad Bhandare, Smt. Prafulla/Ramabai Yeshwant Bhandare, Shri Raghuvir Shripad Bhandare, Smt. Geeta Raghuvir Bhandare, sold, conveyed and assigned the said property admeasuring 3,06,575 sq.mts. bearing S.No. 8/1 of Azzosim to M/s Reis Magos Estate Pvt. Ltd., a company incorporated under the Companies Act 1956(Act 1 of 1956) having its registered Office at F-3, Landscape Mendes Plaza, Opposite the Goa State Co-operative Bank Limited, Caranzalem, Panaji-Goa through Director Mr. Suresh V. Parulekar.

By an Agreement for Development dated 17/12/2007 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. 3397 at pages 259 to 278 of Book No. I, Vol. No.



1892 on 24/12/2007, one M/s Prescon Homes Private Limited a Company incorporated under the Companies Act 1956(Act 1 of 1956) having its registered Office 301 Prestige Prescinct, Dr. Almeida Road, Panchpakhadi, Thane West 400601 as Developers and M/s Reis Magos Estate Private Limited as Vendors, said M/s Prescon Homes Private Limited agreed to develop the said property bearing S.No. 8/1 of Azzosim upon terms and covenants appearing therein.

By an Agreement for Sale with Possession dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under No. PNJ-BK1-01423-2011, CD No. PNJD8 on 20/05/2011, said M/s Reis Magos Estate Private Limited agreed to sell, transfer, convey and assign 30% undivided right corresponding to 91957 sq. mts. of said property bearing S. No. 8/1 of Azzosim to said M/s Prescon Homes Private Limited.

An Irrevocable Power of Attorney dated 20/05/2011 registered in the Office of Sub Registrar of Ilhas, Panaji-Goa under Sr. No. 50/2011 was executed by said M/s Reis Magos Estates Pvt. Ltd. in favour of (1) M/s Prescon Homes

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Private Limited (2) Mr. Surendra Kedia and (3) Mr. Nirmal Kedia to do all acts of development w.r.t the above property.

By Deed of Confirmation and Sale dated 16/05/2013 registered in the Office of Sub Registrar Ilhas, Panaji-Goa under No. PNJ-BK1-01510-2013, CD No. PNJD22 on 17/05/2013, said M/s Reis Magos Estates Pvt. Ltd. confirmed the sale, transfer and conveyance of abovesaid 30% area admeasuring 91957 sq. mts. of said property bearing S.No. 8/1 of Azzosim in favour of M/s Prescon Homes Private Limited as Purchaser.

By Order dated 02/12/2020 issued by the Dy. Collector and SDO, Tiswadi, Panaji-Goa in Land Partition Case No. LND/PART/18/2020 filed by Prescon Homes Pvt. Ltd. all that area of 30570 sq.mts. of entire property of S. No. 8/1 of Azzosim is separated as newly partitioned portion and allotted new Survey No. 8/1-D-1 which forms an independent and partitioned property.

The name of M/s Prescon Homes Private Limited appear in Survey Form I and XIV under Mutation entry No. 36086



w.r.to new Survey No. 8/1-D-1 of Azzosim Village and there are no tenants or mundkars to the said Property.

M/s Prescon Homes Private Limited obtained the following permissions for construction of Residential Building blocks-A1, A2, A3, A4, B1, Club House, Swimming Pool and Compound Wall on property bearing new Survey No. 8/1-D-1 of Azzosim Village as under :-

1. Sanad No. RB/CNV/TIS/AC-I/02/2017 dated 20/03/2019 issued by Office of the Collector, North Goa District, Panaji-Goa w.r.t S.No. 8/1-D converting an area of 78157 sq.mts into residential/commercial/institutional use alongwith survey plan of S. No. 8/1- D (part).
2. Certificate dated 28/01/2022 issued by Architect Mr.Kaustubh J. Satam confirming that converted area admeasuring of 78,157 sq.mts of S.No. 8/1-D is inclusive of area of 30,570 sq.mts of S.No. 8/1-D-1 of Azzosim Village.
3. Technical Clearance Order vide Letter No. TIS/9712/PART/AZO/TCP/2021/2061 dated



02/12/2021 issued by Town and Country Planning Department, Tiswadi, Goa w.r.t S.No. 8/1-D-1 of Azossim for construction of Residential Building blocks-A1, A2, A3, A4, B1, Club House, Swimming Pool and Compound Wall.

4. Construction License vide Letter No. VP/AM/TIS/2020-2021/1217 dated 05/01/2022 issued by Village Panchayat of Azossim, Mandur w.r.to S.No. 8/1-D-1 of Azossim.

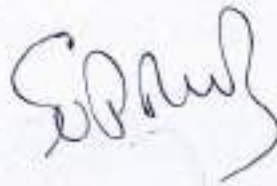
The said Company M/s Prescon Homes Private Limited is incorporated under the companies Act, 1956 as per Certificate of Incorporation dated 22/06/2007 having Identification No. U45209MH2007PTC171924 issued by the Registrar of Companies, Maharashtra, Mumbai.

M/s Prescon Homes Private Limited is entitled to the ownership, possession and title of independent new Survey No. 8/1-D-1 of Azossim admeasuring 30570 sq.mts with development rights and are further entitled to construct Residential Building blocks-A1, A2, A3, A4, B1,



Club House, Swimming Pool and Compound Wall on property bearing new Survey No. 8/1-D-1 of Azzosim Village and further entitle to construct, sell and dispose area in the above project to any prospective purchasers in any manner subject to following conditions:-

- 1) Registration of project under the Real Estate (Registration and Development) Act 2016 (No. 16 of 2016) before the Real Estate Regulatory Authority Goa.
- 2) Execution of Agreement for Sale of every prospective Purchasers of proposed construction of premises as per S. 13 of RERA Act and registration of said Agreement for Sale under Registration Act 1908 (central Act 16) before the Sub Registrar/ Registrar of Assurances as the case may be. On payment of 2.9% stamp duty on book value as applicable under Official Gazette dated 22/5/2013 Series I, No. 7 of Government of Goa.



ENCUMBRANCES:

As per the Nil Encumbrance Certificate No. 1111/2021 dated 26/08/2021 issued by the Office of Civil Registrar-cum-Sub-Registrar of Tiswadi, Panaji-Goa, all that plot admeasuring 30,570 sq.mts. of larger property known as "**TOLLEM E OITEIRO AGALI**", surveyed under No. 8/1-D-1 at village Azossim, within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa, is free from any encumbrances or charges thereon for the period from 03/02/2021 to 25/08/2021.

This certificate is issued upon search made by the said Authority in Book No.I and indexes relating thereto.

POSSESSION:

As per Survey Form I & XIV dated 20/7/2021 issued by Mamlatdar of Tiswadi, Panaji, Goa with respect to survey No. 8/1-D-1 of Azossim Village, the name of M/s Prescon Homes Private Limited appears as the Occupant in Occupants column and therefore the said M/s Prescon Homes Private Limited is the absolute owner in possession



of the same and I therefore confirm its possession over the same.

INSPECTION AND VERIFICATION:

I have inspected and verified all the documents presented to me and I am satisfied that they are properly executed, attested, signed and/or issued before/by the respective authorities and in accordance with the laws in force during the respective periods.

CERTIFICATE OF TITLE:

After having gone through all the documents abovementioned and I am of the opinion that the title of M/s Prescon Homes Pvt. Ltd., to all that Plot bearing independent Survey No. 8/1-D-1, admeasuring 30,570 Sq. Mts. forming part of Survey No.8/1-D admeasuring 91957.50 or 91957.57 Sq. Mts. of entire property known as **"TOLLEM E OITEIRO DE AGALI" or AGAYE**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under Description No. 768

A handwritten signature in black ink, appearing to read 'Sapna', is written over a faint circular stamp.

at folio 7 (v) of Book B-10 (Old), not enrolled for Matriz in Taluka Revenue Office and entirely surveyed under Survey No. 8/1 of Village Azossim is good, clear, legal and marketable.

M/s Prescon Homes Pvt. Ltd. is entitled to construct Residential Building blocks-A1, A2, A3, A4, B1, Club House, Swimming Pool and Compound Wall on property bearing new Survey No. 8/1-D-1 of Azzosim Village and further entitle to sell, dispose constructed areas to any prospective purchasers subject to compliance of all terms and conditions as under:-

- a) Registration of project under the Real Estate (Registration and Development) Act 2016 (No. 16 of 2016) before the Real Estate Regulatory Authority Goa.
- b) Execution of Agreement for Sale of every prospective Purchasers of proposed construction of premises as per S. 13 of RERA Act and registration of said Agreement for Sale under Registration Act 1908 (central



Act 16) before the Sub Registrar/ Registrar of Assurances as the case may be. On payment of 2.9% stamp duty on book value as applicable under Official Gazette dated 22/5/2013 Series I, No. 7 of Government of Goa.

I have made a search in the land records and do not find any adverse features, which would prevent the title holders M/s Prescon Homes Pvt. Ltd. in holding title ownership of Survey No. 8/1-D-1 of Azossim, Goa.

Place: Panaji-Goa
Date : 02/02/2022



MRS. SHUBHALAXMI U PAI RAIKAR
ADVOCATE AND CENTRAL GOVT. NOTARY

MRS. SHUBHALAXMI U PAI RAIKAR
ADVOCATE & CENTRAL GOVT. NOTARY
(GOA STATE)
C3-Skylink APTS
Sociedade Brasileira de
Panaji - Goa

**CERTIFICATE TO BE ISSUED BY THE ADVOCATE
WHO SCRUTINISED THE DOCUMENTS**

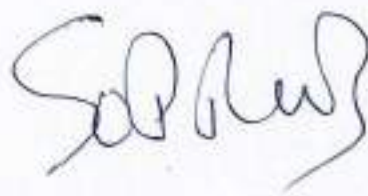
I have gone through the copies of title deeds relating to newly partitioned Plot bearing independent Survey No. 8/1-D-1 admeasuring 30570 Sq. Mts. forming part of entire property known as "**TOLLEM E OITEIRO DE AGALI**" or **AGAYE**, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa and entirely surveyed under Survey No. 8/1-D of Village Azossim and I certify that:-

1. I have visited the Registrar/Sub Registrar Office/Dy. Collector/Office of Mamlatdar/Civil Court at Panaji-Tiswadi, Goa and verified the records/ details of Plot bearing Survey No. 8/1-D-1 belonging to M/s Prescon Homes Private Limited and I do not find anything adverse which would prevent the title holders i.e. M/s Prescon Homes Private Limited from selling, disposing Residential Building blocks-A1, A2, A3, A4, B1, on property bearing new Survey No. 8/1-D-1 of Azzosim Village to any



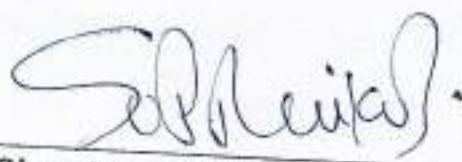
prospective purchasers subject to compliance of all above terms and conditions w.r.to RERA Authorities.

2. There are no prior mortgages/charges whatsoever as could be seen from the Nil Encumbrance Certificate dated 26/08/2021 on record.
3. There are no claims from any minor/s.
4. The property is not subject to the payment of any lease rent or liability that is fastened or could be fastened on the property/ies.
5. Provisions of Urban Ceiling Act are not applicable.
6. Holding/acquisition is in accordance with the provision of the Land Reforms Act.
7. No approvals and/ or permissions were required to be obtained from any third party and/ or authority prior to the sale and transfer of the plot bearing Survey No. 8/1-D-1 described hereinabove in favour of M/s Prescon Homes Private Limited



8. I hereby certify the genuineness of title deeds of M/s Prescon Homes Private Limited and of its predecessor owners M/s Reis Magos Estate Private Limited.
9. M/s Prescon Homes Private Limited are holding legally valid permissions/approval for Residential Building blocks-A1, A2, A3, A4, B1, on property bearing new Survey No. 8/1-D-1 of Azzosim Village.

Place : Panaji-Goa.
Dated : 02/02/2022.



**Signature of the Advocate
who scrutinized the title
deeds/documents**

