

TITLE REPORT

1. DOCUMENT PRODUCED BY :- SANTA FE REALTY PVT. LTD.

De Souza Chambers

Behind Grace Church,

Margao, Goa.

2. DOCUMENTS EXAMINED :-

1. Deed of Sale dated 21.11.2007

2. Deed of Sale dated 28.4.2006

3. Inventory Proceedings No.

2679/1935 issued by the

Superintendent of the Second Office

of the Court of the Judge of the

Judicial Division of Salcete.

4. Deed of Succession dated 2.8.2006

5. Form I & XIV.

6. Nil Encumbrance Certificate

Revenue Office of Salcete M

3. OFFICES SEARCHED :-

1. Office of the Dy. Collector, South Goa
2. Department of Archives
3. Office of the Sub-Registrar of Salcete at Margao
4. Land Survey Department, Margao
5. Land Revenue Office.

4. DESCRIPTION OF PROPERTY :- All that portion of the property known as "PATEPUR", situated within the limits of the Village Panchayat of Nuvem, Salcete Taluka District South Goa, State of Goa, surveyed under Survey No. 254, Sub Division 3 of Nuvem Village, which portion is admeasuring 26960 sq.mts. in area which property is not registered in the Land Registration Office but enrolled in the Land Revenue Office of Salcete Margao under

sl/c

Matriz No. 14 and the said portion is bounded as under:-

North :- by plots Nos. W, V, R, Q, P, I, O of the said property bearing S. No. 25413 and nalla.

South :- by the property bearing Survey No. 264/1 and 264/2.

East :- by plot A-1 of the property bearing S. No. 254/3.

West :- by the property bearing Survey Nos. 254/2, 254/2-A and 254/2-B.

"This plot is hereinafter called the said plot and the entire property of which same forms a parties called of the said property"

5. FLOW OF TITLE :- I have examined the documents mentioned at para (2) above and carried out searches in the various offices mentioned at para (3) above.

From the documents examined and the searches carried out it transpires as under:-

That the said property was owned and possessed by Mr. Jose Avelino Aleixo Correia.

Inventory Proceedings were initiated upon the death of Jose Avelino Aleixo Correia by were

initiated upon the death of Jose Avelino Aleixo Correia by his wife Tereza Elizabeth D'Silva and that Tereza Elizabeth was appointed as Head of the Family in the said Inventory Proceedings and immovable assets belonging to aforesaid Jose Avelino Aleixo Correia were rateably distributed by and amongst the heirs of aforesaid Jose Avelino Aleixo Correia i.e Tereza Elizabeth D'Silva being his wife as well as moiety holder as also their only two children namely Plautildo Constancio Antonio Correia and Maria Juliana Rosa Benedita Correia and the said property was allotted to Teresa Elizabeth D'Silva and Plautildo Constancio Antonio Correia and Maria Juliana Rosa Benedita Correia were duly paid their share as was due to them in the said property in terms of order dated 11/06/1935 which had become final at the time of issuance of the aforesaid certificate;

Upon the death of to Teresa Elizabeth D'Silva , Maria Juliana Rosa Benedita Correia along with her husband Sabino Salvador Dourado executed a Deed of Relinquishment dated 4/9/1976, who by virtue of the said Deed, relinquished all the rights, title and interest in terms of Article 2029 of the Code of Civil

2/1

Procedure and as such Mr. Luis Antonio Plautildo Constancio Correia who was married to Maria Hilda Leonora Correia came to be the sole and exclusive owners of the said property;

Subsequent to the representations so made in the

Under Deed of Sale dated 28.4.2006, duly registered in the office of the Margao, under registered no. 2049 at pages 335 to 362 Book No. I Volume No. 2011 dated 5.5.2006, Mr. Nuno Alexio Sardar Correia and his wife Mrs. Melody Ann Fonseca Correia, Ms. Doris Rosario Sarah Correia, Mr. Christopher Sebastain Correia and his wife Mrs. Sharon Vaz Correia, Mr. Kvevin Bosco Alex Correia Vaz and his wife Ms. Loretta Leila Vaz, Ms. Samantha Maria Nifa Vaz, Ms. Karishma Tereza Savia Vaz and her husband Mr. Maurice Sertorio Almeida, Ms. Joyce Francisca Nalini Correia Vaz, Mr. Amilcar Crispino De Noronha Fernandes, Ms. Maria Manvela Correia and Mrs. Maria Hilda Leonora da Silva Correia sold and transferred all their shares in the said property to M/s. LDC Builders.

By another Deed of Sale dated 30.6.2006, Mr. Brian Valentine Almeida sold and transferred his share in the said property in favour of M/s. LDC Builders

2/2

which deed is registered in the Office of Sub Registrar of Salcete under No. 3009 at pages 111 to 124 Book No. I volume No. 2070 dated 13.9.2006;

Subsequent to the representations so made in the Deed of Sale dated 28/04/2006 and Deed of Sale dated 30/6/2006, a Deed of Succession dated 20/8/2006 came to be drawn and the said Deed of Succession confirms that the representations so made were true and correct;

By virtue of Deed of Rectification dated 21/11/2006 the area of the said property has been rectified and clarified to be having 67140 sq.mts.

Thereafter under a Sale Deed dated 21.1.2007, M/s. LDC Builders sold and transferred the said plot as described above admeasuring 26960 m² to Santa Fe Realty Pvt. Ltd., which sale deed stands duly registered under No. 5682 of Book No. I Vol. 2728 date 23.11.2007 in the Office of the Sub Registrar at Margao, Goa.

I tried to carry out searches in the Office of the Sub-Registrar of Salcete at Margao. However, since the

9/2

indexes in the said office have not been maintained upto date it was not possible to carry out a detailed search. Therefore, there is no other alternative but to rely on the Nil Certificate of Encumbrance on Property issued by the Sub-Registrar of Salcete, certifying that there are no encumbrances registered in the said Department in respect to the said property described above.

(6) **Legal Opinion**

: I have, therefore, to opine that Santa Fe Realty Pvt. Ltd. is the owner in exclusive possession of the said property described above and their title thereto is clean, clear and marketable. The same is free from any encumbrance or charges whatsoever.

The said company has planned a building complex on the said plot, which they can construct after obtaining all the requisite licences and permissions from the Concerned Authorities.

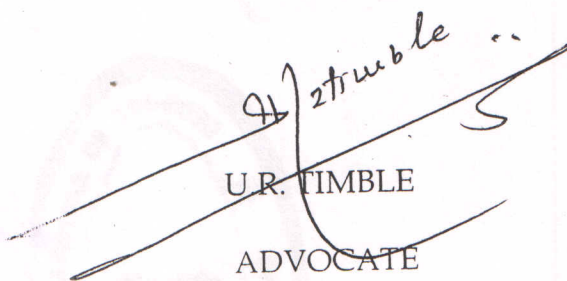
Said Santa Fe Realty Pvt. Ltd., are entitled to enter into agreement/s of sale in respect of any of the premises in the said proposed project with any prospective buyers and such agreement/s will be valid and enforceable and the buyers will acquire a

9/2

clear and marketable title to such premises upon execution of proper sale deed in respect of flat/premises and proportionate share in land in favour of such Purchaser by Santa Fe Realty Pvt. Ltd., or in the alternative, in case of formation of a co-operative society and transfer of land to the co-operative society, such purchaser/s of premises will acquire clear and marketable title to their respective premises upon being inducted as members in the society allotted shares and such premises.

Place :- Panaji, Goa.

Dated:- 18/12/2007


U.R. TIMBLE
ADVOCATE

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Neither Government nor the Sub Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein

Certificate No:- 2282 of 2015

Application No:- 77/27 of 2015

Ralph de Souza

having applied to me for a certificate giving particulars

of acts and encumbrances, if any, in respect of property described overleaf;

I certify that a search has been made in Book I and in the Indexes relating thereto for 3 years from the 26th day of March, 2012

on the 1st day of September, 2015 for acts and encumbrances affecting the said property and that on such search no act or encumbrances

on the said property has been found



and certificate prepared by:

and certificate examined by: *Suraj*

Suraj

SURAJ R. VERNEKAR
Civil Registrar-cum-Sub Registrar, Salcete

the Civil Registrar-cum-Sub Registrar, Salcete (Margao - Goa)

04/09/2015

If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate

Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office

Description of the Property

Property 'PATEAPUR', which includes a Villa C1 admeasuring an area of 383.67 sq.mts., Situated in the Village of Nuvem, Within the Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, enrolled in the Land Revenue Office of Salcete at Margao under Matriz No. 14, Surveyed under Survey No. 254/3B of the Village of Nuvem and is bounded as under:

North:- By Plots W, V, R, Q, P & Q of the Property & Nalla

South:- By Property bearing Survey No. 264/1

East:- By Plot 'Y'

West:- Partly by the Property bearing Survey No. 254/2, 254/2A, 254/2B and Part of the Property


SURAJ R. VERNEKAR

Civil Registrar-cum-Sub Registrar, Salcete