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Advocate & Notary

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THE TITLE VERIFICATION REPORT

At the instance of M/S VISION DEMPO HOSPITALITY & ESTATES PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at H. No. 179/C-1, Bairo Alto Dos Pilotos, Jose Falcao Road, Panaji, Goa, I have inspected the following documents in order to submit the Title Verification Report in respect of the below mentioned plots.

Description of the plots :

(I) ALL THAT plot of land known as "Sundoriachea -Cungueavelem Bata" also known as "Dactea Bondavelem Bata" or "Madalo Wado" admeasuring 2000.00 sq. mts., described in the Land Registration Office of Bardez under no. 8993 at Folio 173 of Book B-23 new, enrolled in the Taluka Revenue Office of Bardez under Matriz nos. 575 and 576 of the first circumscription, surveyed under No. 55/3 of Village Marna situated within the limits of Village Panchayat of Siolim, Taluka Bardez, District of North Goa and bounded as under:

North : By property bearing survey nos. 56/25 and 56/26.
South : By road.
West : By property bearing survey nos. 55/1 and 55/2.
East : By property bearing survey no. 55/4.



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(II) ALL THAT plot of land known as "Sundoriachea Cungeavelem Bata" also known as "Dactea Bondavelem Bata" or "Madalo Wado" admeasuring 600.00 sq. mts., described in the Land Registration Office of Bardez under no. 8993 at Folio 173 of Book B-23 new, enrolled in the Taluka Revenue Office of Bardez under Matriz nos. 575 and 576 of the first circumscription, surveyed under No. 55/4 of Village Marna situated within the limits of Village Panchayat of Siolim, Taluka Bardez, District of North Goa and bounded as under:

North : By property bearing survey no. 56/26.
South : By road.
West : By property bearing survey no. 55/3.
East : By property bearing survey no. 55/5.

The aforesaid two plots are independent and distinct entities and shall be hereinafter referred to as the "FIRST PLOT" and the "SECOND PLOT", respectively, for the sake of brevity.

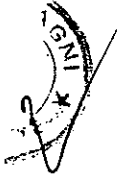
DOCUMENTS INSPECTED.

1. Deed of Qualification, Sales and Discharges dated 03/06/1961 executed before the Notary of the Judicial Division of Bardez Shri Camilo Manuel Antonio Henrique do Rosario e Souza.
2. Inscription and Description Certificates dated 02/11/1961 from the Land Registration of the Judicial Division of Bardez.



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3. Old Cadastral Survey Plan of survey nos. 436 and 435.
4. New Survey Plan of the property bearing survey nos. 55/3 and 55/4 of Village Marna.
5. Form I & XIV of the property bearing survey nos. 55/3 and 55/4 of Village Marna (old and new).
6. Extract of the Inventory Proceedings bearing No. 299/2015/B of the Court of Ad-Hoc Addl. Senior Civil Judge "B" Court at Mapusa.
7. Deed of Sale dated 07/11/2017 executed before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-BK1-04591-2017 dated 14/11/2017.
8. Deed of Sale dated 07/11/2017 executed before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-BK1-04590-2017 dated 14/11/2017.
9. Sanad dated 29/01/2020 bearing no. 4/43/CNV/AC-III/2018 issued by the Addl. Collector, North Goa District at Mapusa.
10. Technical Clearance Order dated 03/10/2018 bearing No. TPB/4340/MARNA/TCP/18/4042 issued by the Office of the Senior Town Planner, Mapusa, Goa.
11. Construction License dated 20/03/2020 bearing No. VP/S.M./19-20/3028/32 issued by Village Panchayat Siolim-Marna.



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12. N.O.C. dated 27/10/2018 bearing No. PHCS/HS/NOC/18-19/1329 read with Corrigendum dated 02/03/2020 bearing No. PHCS/HS/NOC/19-20/2224 issued by the Directorate of Health Services, Primary Health Centre, Siolim, Bardez, Goa.

TITLE REPORT

I have perused the abovementioned documents:

1. The documents at Sr. No. 3 and 4 hereinabove suggest that the FIRST PLOT and the SECOND PLOT which are at present separately surveyed under nos. 55/3 and 55/4, were originally surveyed in old cadastral survey by a common survey number, viz: 435.
2. The documents at Sr. No. 1 and 2 suggest that the FIRST PLOT and the SECOND PLOT which bear Land Registration No. 8993 were purchased by Pedro Antonio Fernandes vide the said Deed of Qualification, Sales and Discharges dated 03/06/1961.
3. The document at Sr. No. 5 suggest that originally, the name of Peter Antonio Fernandes which is the another name of Pedro Antonio Fernandes, has been recorded as occupant in Form I & XIV in respect of both the aforementioned two plots and presently the



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name of Vision Dempo Hospitality & Estates Pvt. Ltd. has been recorded in the occupant's column.

4. The document at Sr. No. 6 suggest that said Peter Antonio Fernandes alias Pedro Antonio Fernandes expired on 14/04/2004 and in the Inventory Proceedings which were initiated upon his death the FIRST PLOT and the SECOND PLOT which were described as item nos. 5 and 6, respectively, in the said Inventory Proceedings, were purchased in auction by Mrs. Clara Fernandes, the widow of said Peter Antonio Fernandes alias Pedro Antonio Fernandes and the same have been allotted to her.

5. That vide the Deed of Sale dated 07/11/2017 at Sr. No. 7 above, the FIRST PLOT has been purchased by Vision Dempo Hospitality & Estates Pvt. Ltd. from Mrs. Clara Fernandes.

6. That vide the Deed of Sale dated 07/11/2017 at Sr. No. 8 above, the SECOND PLOT has been purchased by Vision Dempo Hospitality & Estates Pvt. Ltd. from Mrs. Clara Fernandes.

7. That the document at Sr. No. 9 suggests that permission has been granted by the Addl. Collector of North Goa, Mapusa to Vision Dempo Hospitality & Estates Pvt. Ltd. to use the FIRST PLOT and the SECOND PLOT for residential purpose.



8. That the document at Sr. No. 10 suggests that Technical Clearance Order has been granted by the Dy. Town Planner, Mapusa to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct Building Block A, B and C, Swimming Pool and Compound Wall on the FIRST PLOT and the SECOND PLOT and that both the said plots have been amalgamated for the said purpose.

9. That the document at Sr. No. 11 suggests that Construction License has been granted by the Village Panchayat Siolim-Marna to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct Building Block A, B and C, Swimming Pool and Compound Wall on the FIRST PLOT and the SECOND PLOT and that both the said plots have been amalgamated for the said purpose.

10. That the document at Sr. No. 12 suggests that N.O.C. has been granted by the Health Officer, Primary Health Centre, Siolim, Bardez, Goa, to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct Building Block A, B and C, Swimming Pool and Compound Wall on the FIRST PLOT and the SECOND PLOT and that both the said plots have been amalgamated for the said purpose.

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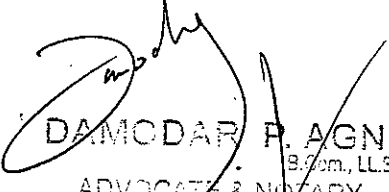
I am therefore of the opinion that:

- a) M/s Vision Dempo Hospitality & Estates Pvt. Ltd. is the lawful owner of the FIRST PLOT and the SECOND PLOT which are described hereinabove and it has clean, clear and marketable title to the SAID PLOTS.
- b) That the said plots are 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.
- d) M/s Vision Dempo Hospitality & Estates Pvt. Ltd. is fully empowered to sell to any third party, the flat/s, Apartment/s, etc. in Block A, B and C to be constructed in the FIRST PLOT and the SECOND PLOT along with its/their proportionate share in the land.

Issued without prejudice.

Place: Panaji, Goa.

Date: 01/06/2020


DAMODAR P. AGNI
Advocate, LL.B.
ADVOCATE & NOTARY
NEAR DISTRICT & SESSIONS COURT,
NEXT TO FARMACIA F. MENEZES,
JOAO DE CASTRO ROAD,
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