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Residence:
House No. E-215,
Fontainhas,
PANAJI, GOA.

DATE: 12/06/2019.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of property known "GORBATA" also known as "COMYACHEM BHAT", admeasuring 2075 sq. mts., surveyed under no. 185/3 of Village Socorro, situated in the Ward of Vaddem of the Parish of Socorro, Bardez, Goa.

1. DESCRIPTION OF IMMOVABLE PROPERTIES:

The property known as "GORBATA" also known as "COMYACHEM BHAT", admeasuring 2075 sq. mts., surveyed under no. 185/3 of Village Socorro, situated in the Ward of Vaddem of the Parish of Socorro, within the limits of Village Panchayat of Socorro, Sub District of Bardez Taluka, District of Goa, described in the Land Registration Office of Bardez under no. 35155 at page 88 of Book B-90, not enrolled in the Land Revenue Office of Bardez and is bounded as under:-

ON THE EAST : by property bearing survey no. 185/4, 185/4-A, 185/4-B, 185/4-C, 185/4-D and 185/4-E;
ON THE WEST : by property bearing survey no. 185/2 and 185/15;
ON THE NORTH : by the road;
ON THE SOUTH : by the property bearing survey no. 185/3 now presently surveyed under no. 185/3-A of Village Socorro.

Hereinafter called said property.



2. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :-

The said property is situated at Village Socorro within the jurisdiction of Sub Registrar of Bardez.

ii. SEARCH AND INVESTIGATION :-

The property originally belonged to Kum. Leopoldina Maria Santana Pinto, as spinster and Smt. Elvira Maria de Jesus Pinto e Pereira and her husband Shri Justiniano Rafael Salvador Pereira.

By Deed of Sale with Discharge dt. 19/07/1947, recorded before then Notary, Jose Joaquim Filipe Pinto de Menezes at pages 4 to 5 of Book no. 520, said Leopoldina Maria Santana Pinto, and said Elvira Maria de Jesus Pinto e Pereira and her husband Justiniano Rafael Salvador Pereira sold the said property to Shri Damiao Salvador Ansuncao de Souza, as widower.

Said property is inscribed in the name of said Damiao Salvador Ansuncao de Souza under Inscription no. 34802 at page 192v of Book no. G-38 in the Land Registration Office of Bardez since 29/07/1947.

Upon the death of said Damiao Salvador Ansuncao de Souza and his wife, Shri Manuel Isidore D'Souza alias Manuel D'Souza became the exclusive owner of the said property and was in



possession prior to the year 1971 and the same is confirmed by Form No. III issued by Office of Talathi, Sangolda, Bardez, Goa.

One, Smt. Lina Coelho was in possession of the property known as "COMYACHEM BHAT" which was adjoining to the said property owned by said Manuel Isidore D'Souza and said property along with Lina's property was surveyed under one survey number i.e. 185/3 of Village Socorro and their names are appearing in Form No. III & Form IX issued by Office of Talathi, Sangolda, Bardez, Goa.

In Form I & XIV of survey no. 185/3 of Village Socorro the name of said Manuel D'Souza is recorded in the Occupant's Column by Mutation no. 823.

The heirs of said Lina Coelho and her husband Shri Francis Peter D'Souza sold their property known as "COMYACHEM BHAT", admeasuring 2075 sq. mts. which is the southern portion of survey no. 185/3 of Village Socorro to Yashpal Raikar and Associates Buildtech Pvt. Ltd. who inturn have sold to Shri Madhuram Sridhar.

Said Manuel Isidore D'Souza alias Manuel D'Souza expired leaving behind Smt. Carmina Melgrida de Andrade Ataide alias Carmina D'Souza as his widow and moiety holder and Kum. Rita Maria de Souza and Shri Mario Anthony Joseph D'Souza married to Smt. Rita D'Souza as his heirs.



By Deed of Relinquishment of Rights and Succession dt. 20/09/1988, recorded before Notary Ex-Officio of Ilhas at page 80v of Book no. 628, said Rita Maria de Souza, as spinster relinquished her rights to the estate of her father, Manuel Isidore D'Souza alias Manuel D'Souza in favour of other co-heirs, and said Mario Anthony Joseph D'Souza is qualified as the sole and universal heir of said Manuel Isidore D'Souza alias Manuel D'Souza along with said Carmina Melgrida de Andrade Ataide alias Carmina D'Souza as his widow and moiety holder.

By Order dt. 28/01/2013 passed by the Dy. Collector & SDO, Mapusa, Goa in Land Partition Case no. 15/190/2012/PART/LAND/DC-II partitioned the said southern portion admeasuring 2075 sq. mts. of survey no. 185/3 of Village Socorro and allotted new survey no. 185/3-A of Village Socorro and therefore the remaining area of the said survey no. 185/3 of Village Socorro which is the northern portion admeasuring 2075 sq. mts., i.e. said property is exclusively recorded in the name of said Mario Anthony Joseph D'Souza.

In Form I & XIV of survey no. 185/3 of Village Socorro the name of said Mario Anthony Joseph D'Souza is recorded in the Occupant's Column by Mutation no. 569.

Said Carmina D'Souza expired on 02/07/2009 at Mumbai and her death is registered before Municipal Corporation of Greater Mumbai under Reg. No. 741232630 dt. 15/07/2009 and by



Relinquishment of Rights and Succession dt. 07/07/2015, recorded before Notary Ex-Officio of Bardez at page 43 onwards of Book 850, said Rita Maria de Souza now known as Rita Britto, widow of Shri Mario Britto, without any issues relinquished her rights in the share of her mother, Carmina D'Souza in favour of other co-heirs, thus said Mario Anthony Joseph D'Souza married to Rita D'Souza became the exclusive owners of the said property.

By Agreement for Development – Cum – Sale dt. 09/07/2015, recorded before Notary S. V. Manerker under no. 6669, said Mario Anthony Joseph D'Souza and his wife Rita D'Souza entrusted the said property for development to PLATINUM DEVELOPERS, a Proprietorship Concern of Shri Trimurti Kishorlal Karpe on the terms that said PLATINUM DEVELOPERS shall allot seven flats being, four flats in building 'A', one flat on the ground floor, one flat on the first floor above stilt parking and two flats on the second floor all facing front and three flats in building 'B' one on the first floor and two on the second floor all facing back side, all admeasuring around 97 sq. mts. each of super built up area, total admeasuring 679 sq. mts. super built up area and 7 Stilt Parking admeasuring 15 sq. mts. each which is equivalent to 40% of the F.S.I. of the said property to said Maria and his wife Rita and said PLATINUM DEVELOPERS shall retain 60% of the F.S.I. of the said property which is equivalent to 11 flats of two bedroom which may be converted into single bedroom flats as desired and named the building project as "PLATINUM MARITA".



By Agreement for Sale and Development dt. 15/05/2017 registered before sub registrar of Bardez under no BRZ-BK1-01889-2017 CD Number BRZD787 on 17/05/2017 said Mario Anthony Joseph D'Souza and his wife Rita D'Souza along with said PLATINUM DEVELOPERS, a Proprietorship Concern of Shri Trimurti Kishorlal Karpe entrusted the said property for development to M/s Shree Sidhivinayak Developers & Builders a proprietary firm of Shri. Abhijit Dhargalkar on same terms and condition as agreed by said PLATINUM DEVELOPERS. ie Shree Sidhivinayak Developers & Builders a proprietary firm of Shri. Abhijit Dhargalkar have stepped in place of said PLATINUM DEVELOPERS, a Proprietorship Concern of Shri Trimurti Kishorlal Karpe and renamed building Complex as "SOCCORRO ENCLAVE".

By Deed of Partnership dt.12/12/2017 executed before Notary D. S. Petker under serial no21286 Shri. Abhijit Anant Dargalkar and Shri. Chandra Devdas Naik formed partnership firm under name M/s Town Square Construction, having office at Office no304, third floor, A Block , Saldana Buisness Tower, Mapusa, Goa and said Partnership is registered under no.62/18 on 12/12/2017 before Registrar of Firms, Bardez, Goa.

By Ratification / Addendum dt. 19/02/2018 to Agreement for Sale and Development dt. 15/05/2017 registered before sub registrar of Bardez under no BRZ-BK1-01003-2018 CD Number BRZD794 on 22/02/2018 said M/s Town Square Construction have consented to be the party, as Party of the fourth Part to the said principal



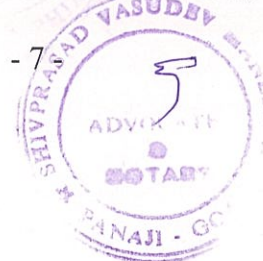
Agreement for Sale and Development dt. 15/05/2017 and acknowledged the liability for any breach of contract along with other parties to said principal Agreement for Sale and Development dt. 15/05/2017 including for the Specific performance of Contract.

Town & Country Dept, Mapusa granted Technical clearance Order vide its no.TPB/2321/TCP/16/2097 dt. 15/07/2016 for the construction of residential building Block A & B and compound wall permission in said survey no. 185/3 of Village Socorro.

Village Panchayat Socorro vide its no. VP/soc/2623/2017-2018 granted the construction licence construction of residential building Block A & B and compound wall permission in said survey no. 185/3 of Village Socorro

3. TITLE DEEDS SEEN BY ME.

- i. Description no. 35155 at page 88 of Book B-90 in the Land Registration Office of Bardez;
- ii. Deed of Sale with Discharge dt. 19/07/1947;
- iii. Inscription no. 34802 at page 192v of Book no. G-38 in the Land Registration Office of Bardez;
- iv. Form No. III issued by Office of Talathi, Sangolda, Bardez, Goa;
- v. Form IX issued by Office of Talathi, Sangolda, Bardez, Goa;
- vi. Form I & XIV of survey no. 185/3 of Village Socorro;
- vii. Deed of Relinquishment of Rights and Succession dt. 20/09/1988;
- viii. Order dt. 28/01/2013;
- ix. Relinquishment of Rights and Succession dt. 07/07/2015;



- x. Agreement for Development – Cum – Sale dt. 09/07/2015.
- xi. Agreement for Sale and Development dt. 15/05/2017
- xii. Deed of Partnership dt. 12/12/2017
- xiii. Ratification / Addendum dt. 19/02/2018 to to Agreement for Sale and Development dt. 15/05/2017
- xiv. Town & Country Dept, Mapusa granted Technical clearance Order vide its no. TPB/2321/TCP/16/2097 dt. 15/07/2016 for
- xv. Village Panchayat Socorro vide its no. VP/soc/2623/2017-2018

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before Sub Registrar of Bardez, over 30 years. The statements and other information given in this report are correct and true. I further certify that said Mario Anthony Joseph D'Souza and his wife Rita D'Souza holds absolute, valid, clear and marketable title over the said property and initially to enter into Agreement for Development – Cum – Sale dt. 09/07/2015 with said PLATINUM DEVELOPERS. Later to enter into Agreement for Sale and Development dt. 15/05/2017 with M/s Shree Sidhivinayak Developers & Builders a proprietary firm of Shri. Abhijit Dhargalkar and later by Ratification / Addendum dt. 19/02/2018 to the Agreement for Sale and Development dt. 15/05/2017 to entrust the development to said M/s Town Square Construction a partnership firm of said Abhijit Dhargalkar and said Chandra Devdas Naik. Therefore said M/s Town Square Construction, partnership firm of said Abhijit Dhargalkar and said Chandra Devdas Naik can enter into Agreement for Sale in respect of flats/premises constructed in the said property with prospective purchasers



(ADV. S. V. MANERKER)

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Shivprasad Vassudev Manerker

M. Com., LL.B.

Advocate & Notary (Whole Goa)

E-mail : shivprasad_manerker@yahoo.com

Residence :
House No. E-215,
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PANAJI, GOA.
Tel.: 2431739 / 2410222

DATE: 18/07/2015.

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Hereinafter called said property.



2. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :-

The said property is situated at Village Socorro within the jurisdiction of Sub Registrar of Bardez.

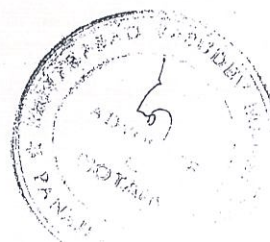
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Said property is inscribed in the name of said Damiao Salvador Ansuncao de Souza under Inscription no. 34802 at page 192v of Book no. G-38 in the Land Registration Office of Bardez since 29/07/1947.

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By Order dt. 23/01/2013 passed by the Dy. Collector & SDO, Mapusa, Goa in Land Partition Case no. 15/190/2012/PART/LAND/DC-II partitioned the said southern portion admeasuring 2075 sq. mts. of survey no. 185/3 of Village Socorro and allotted new survey no. 185/3-A of Village Socorro and therefore the remaining area of the said survey no. 185/3 of Village Socorro which is the northern portion admeasuring 2075 sq. mts., i.e. said property is exclusively recorded in the name of said Mario Anthony Joseph D'Souza.

Said Carmina D'Souza expired on 02/07/2009 at Mumbai and her death is registered before Municipal Corporation of Greater Mumbai under Reg. No. 741232630 dt. 15/07/2009 and by Relinquishment of Rights and Succession dt. 07/07/2015, recorded before Notary Ex-Officio of Bardez at page 43 onwards of Book 850, said Rita Maria de Souza now known as Rita Britto, widow of Shri Mario Britto, without any issues relinquished her rights in the share of

her mother, Carmina D'Souza in favour of other co-heirs, thus said Mario Anthony Joseph D'Souza married to Rita D'Souza became the exclusive owners of the said property.

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- x. Agreement for Development – Cum – Sale dt. 09/07/2015.

CERTIFICATE

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(ADV. S. V. MANERKER)

