

ADVOCATE (MRS) REENA STEVEN FERNANDES

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H.NO.163,
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Date : 6th April 2022

I. TITLE REPORT OF PROPERTY :-

1. Name of the Title Holder : M/S Manas Landmarks LLP.

Plot No. 22/B, GF1 Happy Home,
Happy Home Housing Society Ltd.,
La Campala, Miramar, panaji, Goa,
403001.

I. DESCRIPTION OF THE PROPERTY UNDER INVESTIGATION :

All that property known as "XENCAREACHI PANTH" alias, "SORVO" alias "BADEM", admeasuring 8500 sq. mtrs., situated at Salvador – do – Mundo, Taluka and sub-district of Bardez District of North – Goa, in the State of Goa and within the limits of Village Panchayat of Salvador – do – Mundo, described in the land registration office of Ilhas under no. 14005 of Book B – 37 new at page 28, but not enrolled in the Taluka Revenue Office, presently surveyed under survey no. 70/0 and bounded as under:-



- On the East** : By property surveyed under no. 78/24, 24-A, 69/1 of the village of Salvador Do Mundo and boundary of village Penha de Franca;
- On the West** : By property under survey no. 71/1 of the Village Salvador Do Mundo;
- On the North** : By property under survey no. 71 and 78/24-A of the Village Salvador Do Mundo;
- On the South** : By property under survey no. 71/1 and 71/1-A of the Village Salvador Do Mundo and boundary of village Penha de Franca;

II. DOCUMENTS SCRUTINIZED:

A. TITLE DOCUMENTS :

1. Photocopy of Description Certificate under the no. 14005 of the Book No.B-37 New at the page 28 of the Land Registration Office of Ilhas, Tiswadi, Goa along with certified English Translation.
2. Photocopy of Inscription certificate under no. 10886 of Book F-19 pages 68 in the office of the Land Registration of Ilhas, Tiswadi, Goa, along with certified English Translation.



3. Photocopy of Inscription certificate under no. 10889 of Book F-19 pages 68v in the office of the Land Registration of Ilhas, Tiswadi, Goa, along with certified English Translation.
4. Photocopy of Inscription certificate under no. 19370 of Book G-31 pages 82 in the office of the Land Registration of Ilhas, Tiswadi, Goa along with certified English Translation.
5. Photocopy of Form I and XIV of the property surveyed under the 70/0 of the Village Panchayat Salvador Do Mundo, Bardez, Goa.
6. Photocopy of Survey Plan of the property surveyed under the 70/0 of the Village Panchayat Salvador Do Mundo, Bardez, Goa.
7. Photocopy of Order of Partition dated 10/12/1925 in Inventory Proceedings initiated upon the death of said Cezar Caetano da Silva alias Cezar Caetano Santana da Silva filed in the Court of the Civil Judge Senior Division Ilhas under no.761 along with certified English Translation.
8. Photocopy of Deed of Gift dated 7/10/1950, written at page 10, overleaf onwards of Book no. 506 of the Deeds of Notary of Bardez, Judicial Division Dr. Guilherme Lobo along with certified English Translation.
9. Photocopy of Deed of Succession dated 03/11/2010 drawn before the Notary Ex-Officio of Pernem, in Book No.15 at page 42 (v) onwards.



10. Photocopy of Deed of Sale dated 13/11/1991, registered under serial no.1736, in Book No. I, Vol. 180, on 30/10/1992, before Sub-Registrar of Bardez-, Mapusa, Goa.
11. Photocopy of Deed of Rectification dated 15/06/92, registered before the Sub Registrar of Bardez at Mapusa, Goa, registered under the no. 1339 of Book No. I, Volume no. 169, dated 11/08/1992.
12. Photocopy of Deed of Sale dated 18/06/1992, registered under serial no.1368, in Book No. I, Vol. 169, on 12/08/1992, before Sub-Registrar of Bardez, Mapusa Goa.
13. Photocopy of Agreement dated 14/012011 executed before Notary Mrs. Kishori N. Fugro found registered in her book under no. 511408 on 14/01/2011 at Panaji Goa.
14. Photocopy of Decree dated 09/08/1995 in Special Civil Suit registered under no. SCS No. 45/1993/A before the Civil Judge Senior Division at Panaji, Goa.
15. Photocopy of final orders dated 27/10/2017 in Inventory Proceedings no. 318/2017/B filed before the Senior Civil Judge at Mapusa , Goa.
16. Photocopy of Deed of Sale dated 20/04/2017 registered before the Sub Registrar of Bardez, Mapusa, Goa, under no. BRZ-BK1-01309-2017, CD NO.BRZD786 on 20/04/2017.



17. Photocopy of Deed of Rectification dated 12/04/2018 registered before the Sub registrar of Bardez, Mapusa, Goa, under no. BRZ-BK1-01703-2018, CD NO.BRZD787 on 12/04/2018.
18. Photocopy of Deed of Sale dated 09/04/2018 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-BK1-01651-2018, CD NO.BRZD797 on 09/04/2018.
19. Photocopy of Deed of Sale dated 29/12/2021 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-1-284-2022, on 20/01/2022.

B. APPROVALS:

1. Photocopy of Conversion Sanad dated 17/09/1992 under reference no. CNV/BAR/18/1992 issued by the Deputy Collector and Sub Divisional Officer, Mapusa, Goa.
2. Photocopy of Technical Clearance dated 12/08/2022 under reference no. TPB/7760/SDM/TCP-2022/4568 issued by the Town and Country Planning Department, North Goa District Office, Mapusa, Goa.
3. Photocopy of No objection Certificate dated 07/09/2022 under reference no.1/10/TECH/O&M/SD.II/POR/2022-2023/1010 issued by the Office of the Divisional Engineer, Electricity Department, O & M Sub Division II, Porvorim, Goa.



4. Photocopy of No Objection dated 09/09/2022 under reference no. PHCP/NOC/2022-23/965 from Sanitary Point of View from the Primary Health Centre, Porvorim, Bardez, Goa.
5. Photocopy of Construction Licence dated 07/10/2022 under reference no. VP/SDM/Const.Lic/no.25/2022-23/809 issued by the Village Panchayat of Salvador Do Mundo, Bardez, Goa.
6. Photocopy of NOC dated 10/10/2022 under reference no. PWD/SDIV/PHE-N/F.13/529/22-23 for proposed construction of residential villas and swimming pools by the Office of the Assistant Engineer, Sub Div IV, WDXVII(PHE-N) , PWD, Porvorim, Bardez, Goa.
7. Approved Construction Plan duly certified by all the departments i.e. Public Works Department, Electricity Department, Town and Country Planning department and Primary Health Centre Porvorim

III. SCRUTINY OF TITLE PROCUREMENT:

1. All that aforesaid property described in detail hereinabove and whose title is under investigation (which property shall hereinafter be referred to as the SAID PROPERTY) originally belonged to one Mr. Cezar Caetano de Silva alias Cezar Caetano Santana da Silva, of Salvador Do Mundo.
2. Upon the death of the said Cezar Caetano da Silva alias Cezar Caetano Santana da Silva, who died without any will but disposition by Gifts, Inventory proceeding was initiated amongst the majors and



the SAID PROPERTY described under item no.31 in the list of assets in the said Inventory was partitioned in terms of Chart of allotment dated 10/12/1925 by the Civil Judge Senior Division of Ilhas and allotments of the same were made as detailed hereinunder:

- i. To Mrs. Ana Paulina Luiza Pulqueria de Souza alias Ana Paula De Souza, Moiety Holder of the said late Cezar Caetano da Silva alias Cezar Caetano Santana da Silva – ½ Share;
- ii. To Remigio Luis Alcantara Da Silva -1/6th Share;
- iii. To Carlos Luis Alexandre Ismael Da Silva – 1/6th Share.
- iv. To Ismael Joao Francisco Da Silva – 1/6th Share

In addition to the aforesaid share another 3/4th share each in the SAID PROPERTY was gifted by their parents to the aforesaid sons at serial no. ii, iii and iv, in terms of Deed of Gift dated 24/09/1919 drawn before the Notary of Bardez, Jose Joaquim De Filipe Pinto De Menzes Book No.304 at pages 48v to 52v on account of their disposable quota.

3. One of the aforesaid heir of late Cezar Caetano da Silva alias Cezar Caetano Santana da Silva, Remigio da Silva alias Remigio Luis Alcantara Da Silva died as a bachelor, leaving behind his mother, Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva, as his only ascendant successor and legal representative.



4. After the demise of the said Remigio da Silva alias Remigio Luis Alcantara Da Silva, his share in the SAID PROPERTY devolved on his mother, Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva.
5. Vide Deed of Gift dated 7/10/1950, written at page 10, overleaf onwards of Book no. 506 of the Deeds of Notary of Bardez, Judicial Division Dr. Guilherme Lobo the aforesaid said Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva, gifted the share inherited from Remigio da Silva alias Remigio Luis Alcantara Da Silva upon his death in the SAID PROPERTY in favour of her son Ismael Joao Francisco da Silva alias Joao Francisco da Silva.
6. The aforesaid Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva also expired leaving behind her Children :
 - i. Mr. Ismael Joao Francisco Da Silva also known as Joao Francisco D Silva or Joao Francisco Esmael D'Silva or Joao Francisco Ismael Da Silva or John Francisco Silva or Joao Francisco Silva married to Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes; and
 - ii. Mr. Carlos Luis Alexandre Ismael Da Silva or Carlos Luis or Carlos Luis Alexandre Da Silva married to Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza.



7. The aforesaid Mr. Ismael Joao Francisco Da Silva also known as Joao Francisco D Silva or Joao Francisco Esmael D'Silva or Joao Francisco Ismael Da Silva or John Francisco Silva or Joao Francisco Silva expired intestate on 23/01/1973 without any will or disposition of estates in the status married to Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes, as his moiety holder and half sharer and his only son Mr. Remedio Agnelo D'Silva or Remigio Agnelo Da Silva.
8. The aforesaid said Remedio Agnelo da Silva or Remigio Agnelo Da Silva also expired on 18/11/1990 as a Bachelor leaving behind him his mother Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes,, as his only successor and legal representative.
9. The other son Mr. Carlos Luis Alexandre Ismael Da Silva or Carlos Luis or Carlos Luis Alexandre Da Silva also expired intestate on 13/09/1978 without any will or disposition of estates in the status married to Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza as his moiety holder and half Sharer and his two sons namely:
 - i. Mr. Nelson Thomas De Silva and
 - ii. Mr. Clifford Antonio Brigido De Silva.

The facts as stated herein above in paragraphs (6) to (9) hereinabove are duly confirmed vide Deed of Succession dated 03/11/2010 drawn before the Notary Ex-Officio of Pernem, in Book No.15 at page 42 (v) onwards.



10. Thus the SAID PROPERTY came to devolved in equal shares unto:
- i. Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes to extent of half share ; and the balance half share devolved unto
 - ii. Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza and her sons :
 - Mr. Nelson Thomas De Silva and
 - Mr. Clifford Antonio Brigido De Silva
11. That one of the co-owners aforesaid Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes, vide Deed of Sale dated 13/11/1991, registered under serial no.1736, in Book No. I, Vol. 180, on 30/10/1992, before Sub-Registrar of Bardez-, Mapusa, Goa, sold the SAID PROPERTY to one Shri Anant Vithu Naik. By a Deed of Rectification dated 15/06/92, executed between the aforesaid Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes and Shri Anant Vithu Naik, before the Sub Registrar of Bardez At Mapusa, Goa, registered under the no: 1339 of Book No. I, Volume no. 169, dated 11/08/1992, the Schedule of the SAID PROPERTY was rectified.
12. Upon purchasing the SAID PROPERTY the aforesaid Shri Anant Vithu Naik and his wife Mrs. Laxmi Anant Naik sold the SAID PROEPRTY vide Deed of Sale dated 18/06/1992, registered under serial no.1368, in Book No. I, Vol. 169, on 12/08/1992, before Sub-



Registrar of Bardez, Mapusa Goa to "Sai Developers", a sole proprietorship concern of one Mr. Rajiv K. Shirodkar.

13. The said Sai Developers after purchasing the SAID PROPERTY obtained Conversion Sanad dated 17/09/1992 under no. CNV/BAR/18/1992 and converted the use of the SAID PROPERTY for residential purpose.
14. To make the SAID PROPERTY feasible for development, the said M/s Sai Developers entered into an agreement dated 14/01/2011 executed before Notary Mrs. Kishori N. Fugro found registered in her book under no. 511408 on 14/01/2011 at Panaji Goa with Mr. Dhirajlal Damodar Rajani and others for 8 meters access road to the SAID PROPERTY through survey no. 184/2 of Penha De Franca and Survey No.69/1 of Salvador Do Mundo, Bardez, Goa as stipulated in the terms and conditions stated therein.
15. The other co-owners of the SAID PROPERTY, namely Mr. Nelson Thomas D' Silva and his wife Mrs. Catherine Rose D' Silva filed a Special Civil Suit bearing no. 45/93/A before the Civil Judge Senior Division, Panjim, against the said Mr. Anant Vithu Naik and Sai Developers and other co-owners of the SAID PROPERTY for declaring the Sale Deed dated 13/11/1991 sold to Mr. Anant Vithal Naik by Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes and the Sale Deed dated 18/06/1992 sold by Mr. Anant Vithu Naik and his wife to M/s Sai Developers to be null and void.

16. Vide Orders dated 09/08/1995, the Civil Judge Senior Division decreed the Special Civil Suit registered under no. SCS No. 45/1993/A in terms of consent as mutually agreed between the parties to the suit.
17. In terms of the said decree in the Special Civil Suit no.45/1993/A, the SAID PROPERTY was divided into two plots Plot A and Plot B both admeasuring 3,820 sq.mts each. The said Plot A and Plot B was separated by a common 6 meters wide road admeasuring an area of 860 sq. mtrs. as per the plan attached and prepared in the Decree dated 09/08/1995 in the said Special Civil Suit no.45/1993/A.+
18. In accordance with the aforesaid Decree dated 09/08/1995 passed by the Civil Judge Senior Division;
- i. The Plot A admeasuring 3820.00 sq.mts. of the SAID PROPERTY was allotted to Mr. Rajiv Sirodkar , sole proprietor of M/s Sai Developers alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts.; and
 - ii. The Plot B admeasuring 3820.00 sq.mts. of the SAID PROPERTY was allotted to Mr. Nelson Thomas D'Silva and Mrs. Catherine Rose D' Silva and others, after paying out the share of the other co-owners in the SAID PROPERTY, alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts.



19. The aforesaid Mr. Nelson Thomas D'Silva in the year 2017 filed an Inventory Proceedings registered under the no. 318/2017/B before the Civil Judge Senior Division to confirm the heirship and partition the shares of the surviving heirs of; (i) Late Cesar Caetano De Silva and his wife Late Ana Paula Pulqueria De Souza Alais Ana Paulina LuizaPulqueria De Souza, (ii) late Joao Francisco D'Silva and his wife Late Marcelia D'Souza, (iii) Late Remigio Agnelo De Silva Alias Remedio Agnelo D'Silva and (iv) Mr. Carlos Luis Alexandre Ismael Da Silva and his wife Mrs. Palmira Salvacao De Silva in the said Plot B allotted to him in SCS no. 45/1993/A of the SAID PROPERTY.
20. In terms of the Final order dated 27/10/2017 passed by the Civil Judge Senior Judge, Mapusa Goa in Inventory Proceeding no. 318/2017/B, the Plot No. B of the SAID PROPERTY was allotted to Mr. Nelson Thomas D' Silva and his wife Mrs. Catherine Rose D' Silva, after he having purchased the property and paid the owelty money to the other co-owners of the Plot B of the SAID PROPERTY.
21. The SAID PROPERTY totally admeasuring 8,500.00 sq.mts was purchased by M/s. Samatma Estates Pvt. Ltd. In terms of Deed/s of Sale as detailed hereinunder:-:
- i. From Mr. Rajiv K. Shirodkar as sole proprietor of M/s Sai Developers and his wife Mrs. Swati Rajiv Shirodkar, all that Plot A admeasuring 3820.00 sq.mts. alongwith 50% share in the common 6 meters road dividing the plot A and Plot B of the SAID PROPERTY and admeasuring 860.00 sq.mts. vide Deed of Sale dated 20/04/2017 registered before the Sub registrar of Bardez,



Mapusa, Goa, under no. BRZ-BK1-01309-2017, CD NO.BRZD786 on 20/04/2017. This Deed of Sale is read with Deed of Rectification dated 12/04/2018 registered before the Sub registrar of Bardez, Mapusa, Goa, under no. BRZ-BK1-01703-2018, CD NO.BRZD787 on 12/04/2018.

- ii. From Mr. Nelson Thomas D' Silva and his wife Mrs.Catherine Rose D'Silva all that Plot B admeasuring 3820.00 sq.mts. alongwith 50% share in the common 6 meters road dividing the plot A and Plot B of the SAID PROPERTY and admeasuring 860.00 sq.mts. vide Deed of Sale dated 09/04/2018 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-BK1-01651-2018, CD NO.BRZD797 on 09/04/2018.

22. The said Samatma Estates Pvt. Ltd. thus became the owner in possession of the SAID PROPERTY totally admeasuring 8500.00 sq.mts. and therefore their name is recorded in the occupants column in the Form I and XIV of the survey no.70/0 of the Village Salvador Do Mundo, Bardez, Goa.

23. Vide Deed of Sale dated 29/12/2021 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-1-284-2022, on 20/01/2022, the aforesaid M/s Samatma Estates Pvt. Ltd. Has sold, transferred and conveyed the SAID PROPERTY to M/s Manas Landmarks LLP and handed over the possession of the SAID PROPERTY to the limited liability firm. Thus the said M/s Manas



Landmarks have now become the owners in possession of the SAID PROPERTY.

24. The SAID PROPERTY has been duly converted for residential purpose in terms of Conversion Sanad dated 17/09/1992 under the reference no. CNV/BAR/18/1992 duly issued by the Deputy Collector and S.D.O., Mapusa, Goa.
25. Upon acquisition of the SAID PROPERTY, the said M/s Manas Landmarks LLP have duly obtained the below mentioned permissions and approvals for development and construction of Residential Villas (18 numbers) and swimming pools in the SAID PROPERTY;
 - a. Photocopy of Technical Clearance dated 12/08/2022 under reference no. TPB/7760/SDM/TCP-2022/4568 issued by the Town and Country Planning Department, North Goa District Office, Mapusa, Goa.
 - b. Photocopy of No objection Certificate dated 07/09/2022 under reference no.1/10/TECH/O&M/SD.II/POR/2022-2023/1010 issued by the Office of the Divisional Engineer, Electricity Department, O & M Sub Division II, Porvorim, Goa.
 - c. Photocopy of No Objection dated 09/09/2022 under reference no. PHCP/NOC/2022-23/965 from Sanitary Point of View from the Primary Health Centre, Porvorim, Bardez, Goa.



- d. Photocopy of Construction Licence dated 07/10/2022 under reference no. VP/SDM/Const.Lic/no.25/2022-23/809 issued by the Village Panchayat of Salvador Do Mundo, Bardez, Goa.
- e. Photocopy of NOC dated 10/10/2022 under reference no. PWD/SDIV/PHE-N/F.13/529/22-23 for proposed construction of residential villas and swimming pools by the Office of the Assistant Engineer, Sub Div IV, WDXVII(PHE-N) , PWD, Porvorim, Bardez, Goa.
- f. Approved Construction Plan duly certified by all the departments i.e. Public Works Department, Electricity Department, Town and Country Planning department and Primary Health Centre Porvorim

IV. CERTIFICATE OF TITLE :

- a. On perusal of the documents and original sale deeds and other documents produced before me and on the scrutiny of the documents. It can be seen that the title of the SAID PROPERTY vests with M/s Manas Landmarks LLP on account of the sale deed dated 29/12/2021 executed in favour of it by Samatma Estates Pvt. Ltd. and the SAID PROPERTY is free from any encumbrance.
- b. The development and construction of Residential Villas (18 numbers) and swimming pools in the SAID PROPERTY, has been duly approved and all relevant approvals are obtained in respect



thereof and the said M/s Manas Landmarks LLP is therefore entitled to sell the said villas alongwith the amenities appurtenant to the Villas, to any proposed purchaser/s and thus enter into agreement for sale/s with respect to the villas and transfer rights to undivided share in the SAID PROPERTY corresponding to the built up areas of the villas purchased by each individual purchaser of the villa.

V. REGULATORY ISSUES :

<p>1. Whether the SAID PROPERTY is affected by any Land ceiling Statute or Goa Land Use (Regulation) Act 1991 or Urban Land Ceiling Law any such Act that can bar its development ?</p>	<p>No.</p>
<p>2. Whether the SAID PROPERTY is affected by any Land fragmentation law for the time being in force ?</p>	<p>No.</p>
<p>3. Whether the SAID PROPERTY is affected by any Forest Act and Rules ?</p>	<p>No.</p>
<p>4. Whether the said SAID PROPERTY is affected by any Planning Law that affects its development ?</p>	<p>No.</p>



5. Whether the SAID PROPERTY is affected by any rent restriction /Control Law ?	No.
6. Whether the SAID PROPERTY is affected by any user restriction under any Panchayat/revenue Laws ?	No.
7. Whether the SAID PROPERTY is affected by or is a part of any Land acquisition Proceedings or is affected by any regulatory issue relating to requirement of Permission frm Development Authority under law relating to Industrial Parks etc?	No.
8. Whether any such documents found out during the title search in the office of the Sub registrar of Tiswadi or Revenue and like authorities that can the make the title of the SAID PROPERTY defective ?	Nil.
9. List any further documents called for scrutiny of the title of the property?	Nil.



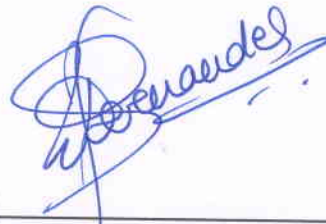
10. Whether the documents executed are executed as required under the Indian Stamp Act ?	Yes.
11. Whether the registration endorsement of the documents of the title holder in order?	No.

CERTIFICATE OF EXAMINATION :

This is to certify that I have with due diligence examined the documents furnished to me for giving title clearance certificate with respect to the title of all that property known as "XENCAREACHI PANTH" alias, "SORVO" alias "BADEM", admeasuring 8500 sq. mtrs., situated at Salvador – do – Mundo, Taluka and sub-district of Bardez District of North – Goa, in the State of Goa and within the limits of Village Panchayat of Salvador – do – Mundo, described in the land registration office of Ilhas under no. 14005 of Book B – 37 new at page 28, but not enrolled in the Taluka Revenue Office, presently surveyed under survey no. 70/0 and described in detail hereinabove, vesting with Manas Landmarks LLP and the rights and ownership acquired by it in terms of the Deed of Sale dated 29/12/2021 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-1-284-2022, on 20/01/2022. I further state that the documents and/or transactions by which the said M/s Manas



Landmarks LLP have acquired title to the SAID PROPERTY is not sham or fictitious. The construction of Residential Villa (18 numbers) and swimming pools appended to each villa has been duly approved by the relevant authority.



ADV. REENA STEVEN FERNANDES