



V. K. Harmalkar

ADVOCATE & NOTARY

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Dated: 31/12/2020

To,

M/S. ANAND SAGAR HOMES,

a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, holding Pan Card bearing no. ABJFA9398K, having its registered office at 161/5, Anand Sagar, Mapusa, Bardez - Goa, duly represented herein by its Partners; (1) MR. RAGHAV M. SHETTY, Son of Muddana Shetty, 52 years of age, married, business, Indian National, bearing Pan card No.AGHP56184N, Contact No.9860386883, resident of H. No.149/4, Acoi, Bardez Goa; and (2) MR. GOWTHAM SHETTY, Son of Manjayya Shetty, 33 years of age, married, business, Indian National, bearing Pan card No.EPJPS4577E, Contact No.7020460589, resident of 1-19-Hindelsu House Naikambli, Chittoor Post Kundapura Talluk, Chittoor, Vandse, Udupi, Karnataka 576233;

V. K. Harmalkar

...2/-

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

Dear Sir,

The present title search report concerns the following Property.

An Immovable property known as "KUMER", admeasuring 1,125 sq. meters, surveyed under survey no.367 of Sub division no.6 of Thivim Village, situated at Thivim, within the limits of Village Panchayat of Thivim, Taluka & Sub District of Bardez, District of North Goa and State of Goa, which property is not found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue office of Bardez Taluka, although the house is shown in the survey plan the said house is demolished and presently not existing. The same is hereinafter to be referred to as "SAID PROPERTY" for the sake of brevity referred to as the "SAID PROPERTY".

The SAID PROPERTY was originally bounded as under:

NORTH: By property bearing Survey No. 367/2

SOUTH: By Road

EAST: By Property bearing survey No. 367/2

WEST: By Road



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...3/-

THE FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR
SCRUTINY:

1. Form III
2. Form 9
3. Manual Form I and XIV of the property survey no.367 of Sub division no.6 of Thivim Village.
4. Deed of Sale, dated 16th March 2012, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-BK1-01228-2012, CD No. BRZD298 on 19/03/2012.
5. Inventory Proceedings no. 27/2012/B, initiated in the Court of the Civil Judge Junior Division (“B” Court) at Bicholim.
6. Irrevocable Power of Attorney by Mr. Ferdinand Lobo and his son Mr. Jayant Lobo dated 01/11/2011.
7. Irrevocable Power of Attorney Mrs. Irene Maria Teresa Lobo alias Irene Miranda dated 01/11/2011.
8. Irrevocable Power of Attorney Mr. Philip Angelo Lobo alias Philip Lobo dated 01/11/2011.

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9. Deed of Succession dated 14/10/2010, duly registered before the Sub Registrar of Bardez, under book No730 at pages 5.V to 7.V dated 14/10/2010.
10. Computerized form I and XIV of the property survey no.367 of Sub division no.6 of Thivim Village.
11. Survey Plan survey no. 367 of Sub division no.6 of Thivim Village.
12. Death Certificate of Mr. Gonzaga Lobo.
13. Death Certificate of Mrs. Leopoldina Lobo.
14. Death Certificate of Mrs. Usha Ferdinand Lobo.
15. Death Certificate of Mr. John Francis Miranda.
16. Death Certificate of Mr. Victora Lobo.
17. Conversion Sanad No. 4/225/CNV/AC-III/2019/913 dated 21/10/2020 issued by Additional Collector-III of North Goa District, Mapusa and along with Plan vide Case No. 4/225/CNV/AC-III/2019/261, dated 17/02/2020, issued by office of Directorate of Settlement and land Records, Mapusa-Goa.

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18. Construction License bearing No. VP/TIV/BAR/F./2020-21/1784 dated 09/11/2020, issued by Village Panchayat of Tivim, Bardez-Goa.
19. Deed of Sale, dated 24th December 2019, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-1-4151-2019, on 24/12/2019.
20. NOC from Directorate of Health Service, Primary Health Centre, Colvale, Bardez - Goa, dated 18/08/2020, bearing no. PHC Colvale/NOC/2020-21/493.
21. Order from Senior Town Planner, Town and Country Planning Department, North Goa District office, dated 29/04/2020, bearing Reference No. TPB/5416/TIV/TCP-20/1584.
22. Structural liability certificate, from Rajesh Mahambrey & Associates dated 04/01/2021.
23. Certificate of Conformity with Regulations, from ASHWINIKUMAR PRABHU of STUDIO ARCHE'TYPE
24. Nil Encumbrance Certificate dated 29/12/2020.



...6/-

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I HAVE CAREFULLY PERUSED THE DOCUMENTS FURNISHED
FOR SCRUTINY AND OPINE AS UNDER:

That the said original property, belonged to late Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo, whose name is figuring in the Occupant Column in Form III of Index of Lands issued by the Talathi of Thivim.

The said Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo expired on 21/12/1983 at Shushrusha Hospital, leaving behind his moiety holder and half sharer his wife Mrs. Leopoldina Lobo and his four children namely:

- 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda.
- 2) Mr. Philip Angelo Lobo alias Philip Lobo.
- 3) Mr. Ferdinand Lobo alias Firdinend Lobo and
- 4) Mr. Victor Lobo alias Victora Lobo.

The said facts were confirmed vide Deed of Succession dated 14/10/2010, duly registered before the Sub Registrar of Bardez, under book No730 at pages 5.V to 7.V dated 14/10/2010.


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...7/-

The said Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo both expired on 21/12/1983 and 19/03/2006 respectively.

Upon the death of Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo initiated Inventory Proceedings no. 27/2012/B, in the Court of the Civil Judge Junior Division ("B" Court) at Bicholim and SAID PROPERTY was described as the sole Item or Item no.1.

In the said Inventory Proceedings no. 27/2012/B, the said property was allotted to 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda married to Mr. John Francis Miranda (Died on 19/02/2010) 2) Mr. Philip Angelo Lobo alias Philip Lobo Married to Mrs. Lourdes Lobo 3) Mr. Ferdinand Lobo married to Mrs. Usha Ferdinand Lobo (Died on 08/05/2003) and her Son 4) Mr. Jayant Lobo and 5) Mr. Victor Lobo alias Victora Lobo (Died on 29/07/1999) in the status of Bachelor, the said allotment was confirmed and made absolute by final order, dated 22/05/2012, passed by the Hon'ble Court of the Civil Judge Junior Division ("B" Court) at Bicholim.

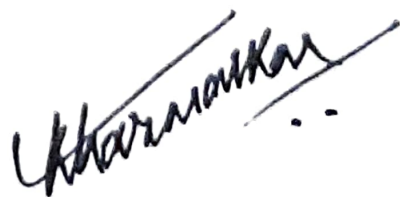


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The Said 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda, 2) Mr. Ferdinand Lobo, 3) Mr. Jayant Lobo, 4) Mr. Philip Angelo Lobo alias Philip Lobo and 5) Mrs. Lourdes Lobo sold the Said Property to MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS alias MARIA DIAS alias MARIA ANTONIETA UMBELINA MENEZES E DIAS, and her husband MR. CARACIOLO CASSIANO DIAS alias CASSIANO DIAS vide Deed of Sale, dated 16th March 2012, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-BK1-01228-2012, CD No. BRZD298 on 19/03/2012.

The Said MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS alias MARIA DIAS alias MARIA ANTONIETA UMBELINA MENEZES E DIAS, and her husband MR. CARACIOLO CASSIANO DIAS alias CASSIANO DIAS sold the said Property to M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, Pan Card bearing no. ABJFA9398K, having its registered office at 161/5, Anand Sagar, Mapusa, Bardez - Goa, duly represented herein by its Partners; (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY, vide 24th December 2019, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-1-4151-2019, on 24/12/2019.



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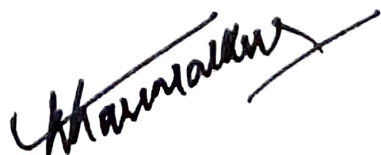
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It is further observed from the latest Form I and XIV the name of M/S. ANAND SAGAR HOMES is appearing in the Occupants column with respect to the said Property

That the said M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY for the purpose of development have obtained the following permissions, Approvals, licenses and NOC's mentioned herein below:

- a) Construction License bearing No. VP/TIV/BAR/F./2020-21/1784 dated 09/11/2020, issued by Village Panchayat of Tivim, Bardez-Goa.
- b) Conversion Sanad No. 4/225/CNV/AC-III/2019/913 dated 21/10/2020 issued by Additional Collector-III of North Goa District, Mapusa and along with Plan vide Case No. 4/225/CNV/AC-III/2019/261, dated 17/02/2020, issued by office of Directorate of Settlement and land Records, Mapusa-Goa.
- c) NOC from Directorate of Health Service, Primary Health Centre, Colvale, Bardez - Goa, dated 18/08/2020, bearing no.PHC Colvale/NOC/2020-21/493.
- d) Order from Senior Town Planner, Town and Country Planning Department, North Goa District office, dated 29/04/2020, bearing Reference No.TPB/5416/TIV/TCP-20/1584.
- e) Structural liability certificate, from Rajesh Mahambrey & Associates dated 04/01/2021.

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e) Certificate of Conformity with Regulations, from
ASHWINIKUMAR PRABHU of STUDIO ARCHE'TYPE


I have also gone through the Nil Encumbrance certificate issued by Sub Registrar of Mapusa and as such I found that the said property is unencumbered and upon making search as on today in the sub registrar of Mapusa, I did not find any encumbrances over the said property registered in the said office and therefore the above said property is free from all encumbrances and charges.

Accordingly, the link in chain of transactions for last over 30 years has been properly established till this date.

All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me are originals and certified copies.

I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferors have right to transfer the said Property.

I hereby certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up to date.

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I have also verified that the said property is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the said Property which exclusively belongs to M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY and there title is clean, clear and marketable.



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CERTIFICATE

I, therefore certify that the title of M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY to the above said property is clean, clear and marketable and there are entitled to enter into agreement for sale.

This certificate is made in favour of M/S. ANAND SAGAR HOMES, Represented by its proprietor (1) MR. RAGHAV M. SHETTY (2) MR. GOWTHAM SHETTY based on the documents placed and produced before me which are originals and the same are compared in Sub- Registrar and found the same are genuine.



(Adv. V. K. Harmalkar)

Advocate

VIKESH K. HARMALKAR
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