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2nd May, 2022

TITLE REPORT

THIS TITLE REPORT is prepared at the request of Mr. Satpal Dass, Director of MAYALAND PROPERTIES PRIVATE LIMITED having its head office at 111 and 112, First Floor, 21, Kasturba Gandhi Marg, New Delhi-110001, based on the documents furnished before me.

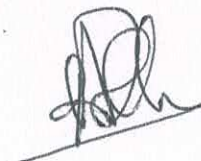
SCHEDULE OF THE PROPERTY:

SCHEDULE

[SAID PROPERTY]

ALL THAT PROPERTY known as "TOLLEM VAIGUINNIM" or "GHANGORA" (along with a dwelling house now in ruins bearing H.no. 311) bearing survey no. 156 sub division no.1 of Village Assagao, Bardez Goa, situated at Assagao, admeasuring 1525 sq. meters within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 5036 of Book no. 34 new, enrolled in the Taluka Revenue Office under no. 1542 of 1st Circumscription, bearing old cadastral no. 1047 bounded as follows:

ON THE EAST: by a road;



ON THE WEST: by property bearing survey no. 156/2;

ON THE NORTH: by road

ON THE SOUTH: by property bearing survey no. 156/6

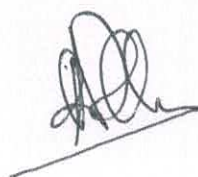
Hereinafter referred to as the SAID PROPERTY for brevity sake

DOCUMENTS RELIED UPON:

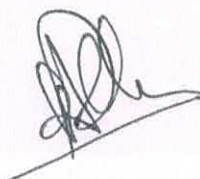
1. Copy of Registo do Agrimensor in respect to property bearing old cadastral no.1047.
2. Copy of Old Cadastral Plan in respect to property bearing old cadastral no. 1047.
3. Copy of correspondence certificate.
4. Copy of Inventory proceedings bearing no. 10/1970
5. Copy of the Inventory proceedings no. 37/2019/G
6. Copy of Record of Rights (Form I &XIV)
7. Copy of Sale Deed dated 19-11-2021
8. Copy of Record of Rights (Form I &XIV)
9. Copy of Survey Plan

TRACING OF TITLE

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED
BEFORE ME:



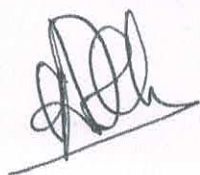
1. In terms of the Registo do Agremensor the said property is bearing old cadastral survey no. 1047 and standing in the name of Antonio Felipe Anastasio Vaz son of Caitano Francisco Vas and Emilia Vaz.
2. As per the records of declaration of the head of the household on 28th April 1970 recorded in the Inventory proceedings bearing no. 10/70 in the Court of the Additional Session Judge and Civil Judge Senior Division at Mapusa, which Inventory proceedings came to be initiated on the death of late Antonio Philip Vaz and his wife late Maria Assenca Vaz, that the said late Antonio Philip Vaz died on 27-08-1948 and his wife late Maria Assenca Vaz died on 19-12-1969 leaving behind as their heirs their children viz:
 - a. Theresa Vaz alias Theresa Lousado widow of Francisco Jose Mara Lousado (the said Francisco Lousado having predeceased the intestate on 24-09-1938)
 - b. Maggie Fernandes alias Maggie Vaz married to Avelino Fernandes;
 - c. Emily Gomes alias Emily Vaz married to Socrates Gomes ;
 - d. Annie Vaz e Brito married to Edwin Francisco Brito;
 - e. Anthony Vaz married to Espie Vaz (the said Anthony died on 01-11-1969 leaving behind his wife Espie Vaz as his Moiety holder and his children:
 - i. Freda Vaz
 - ii. Sarita Vaz
 - iii. Filipe Vaz
 - f. Joseph Vaz married to Winnie Vaz



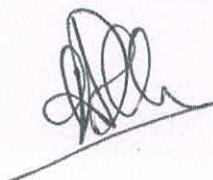
- g. Micheal Vaz (bachelor)
3. Further As per the records of Description of assets and the auction proceedings held in the Inventory proceedings bearing no. 10/70 the said property came to be allotted to
- a. Theresa Vaz alias Theresa Lousado widow of Francisco Jose Mara Lousado (the said Francisco Lousado having predeceased the intestate on 24-09-1938) 1/4th share
 - b. Maggie Fernandes alias Maggie Vaz
married to Avelino Fernandes; 1/4th share
 - c. Emily Gomes alias Emily Vaz married to Socrates Gomes;
..... 1/4th share
 - d. Annie Vaz e Brito married to Edwin Francisco Brito;
..... 1/4th share
4. The said Margaret Fernandes alias Maggie Fernandes and her husband Avelino Francisco Fernandes from their wedlock had two children namely:
- a. Mrs. Genevieve D' Souza married to Mr. William D' Souza (Mr. William D' Souza died leaving behind his widow the said Mrs. Genevieve D' Souza as his moiety holder and his children
 - i. Mrs. Shaila Aranha married to Mr. Vernon Aranha
 - ii. Mr. Kevin D' Souza married to Mrs. Lorna D'souza (the said Lorna D' Souza died leaving behind her widower Mr. Kevin D' Souza as her moiety holder and their two children
 - a. Ms. Karen D' Souza
 - b. Mrs. Danielle Heron married to Mr. James Heron



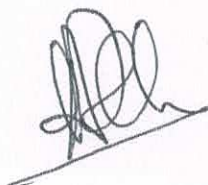
- b. Mrs. Ninette de Sa married to Mr. Micheal de Sa.
5. The said Mrs. Theresa Louzado alias Theres Vaz alias Theresa Dourado and her husband Mr. Francis Jose Maria Louzado from their wedlock had only one daughter Mrs. Luiza Maria D' Souza married to Mr. George Ayres Soter D' Souza alias Mr. George Aires Soter D' Souza (both died leaving behind their two children
 - a. Mr. Ayres D' Souza married to Mrs. Ginette D' Souza
 - b. Miss. Anita Marrietta de Souza (died in the status as Unmarried)
6. The said Mrs. Annie Britto alias Annie Vaz e Britto was married to Mr. Edwin Francis Britto and from their wedlock they had only one daughter Gemma Rodrigues married to Mr. Jose Hermes Rodrigues.
7. The said Mrs. Emilia Gomes alias Emiley Gomes was married to Mr. Gomes John Socrates and from their wedlock they had two children viz.
 - a. Mrs. Rita Juliana Pereira married to Mr. Aloysius Joseph Pereira
 - b. Mr. Mario Felicio Gomes married to Mrs. Carmen Ida Regina Gomes
8. On the death of the aforesaid persons inventory proceedings bearing no. 37/2019/F came to be instituted in the Court of the Civil Judge Junior Division at Mapusa and in records of the said Inventory proceedings it can be ascertained that the said Margaret Fernandes alias Maggie Fernandes expired on 31-10-1992 and her husband Avelino Francisco Fernandes expired on 22-06-1978 leaving behind



- a. **Mrs. Genevieve D' Souza** married to Mr. William D' Souza (Mr. William D' Souza died leaving behind his widow the said Mrs. Genevieve D' Souza as his moiety holder and his children
 - i. **Mrs. Shaila Aranha** married to Mr. Vernon Aranha
 - ii. **Mr. Kevin D' Souza** married to Mrs. Lorna D'souza (the said Lorna D' Souza died leaving behind her widower Mr. Kevin D' Souza as her moiety holder and their two children
 - c. **Ms. Karen D' Souza**
 - d. **Mrs. Danielle Heron** married to Mr. James Heron
 - b. **Mrs. Ninette de Sa** married to Mr. Micheal de Sa.
9. In the said Inventory proceedings it is on record that the said Mrs. Theresa Louzado alias Theres Vaz alias Theresa Dourado and her husband Mr. Francis Jose Maria Louzado expired leaving behind their daughter
- Mrs. Luiza Maria D' Souza married to Mr. George Ayres Soter D' Souza alias Mr. George Aires Soter D' Souza (both died leaving behind their two children viz:
- c. **Mr. Ayres D' Souza** married to Mrs. Ginette D' Souza
 - d. Miss. Anita Marrietta de Souza (died in the status as Unmarried)
10. In the said Inventory proceedings it is also on record that the said Mrs. Annie Britto alias Annie Vaz e Britto expired on 28-05-1983 and her husband Mr. Edwin Francis Britto expired on 29-12-1979 leaving behind their only daughter viz.
- Gemma Rodrigues** married to Mr. Jose Hermes Rodrigues.



11. In the said Inventory proceedings it is also on record that the said Mrs. Emilia Gomes alias Emiley Gomes expired on 19-06-2003 and her husband Mr. Gomes John Socrates expired on 31-01-1986 leaving behind their two children viz.
 - a. Mrs. Rita Juliana Pereira married to Mr. Aloysius Joseph Pereira
 - b. Mr. Mario Felicio Gomes married to Mrs. Carmen Ida Regina Gomes
12. In the auction proceedings held in the said Inventory proceedings the Said property which was listed as item no.1 was taken in action by the following heirs of the deceased persons
 - a. Mrs. Genevieve D' Souza
 - b. Rita Juliana Pereira and her husband Mr. Aloyius Joseph Pereira
 - c. Mr. Mario Felicio Gomes and his wife Mrs. Carmen Ida Regina Gomes and
 - d. Mrs. Shaila Aranha and her husband Mr. Vernon Aranha
13. That vide judgment and order dated 17th February, 2021 passed by the Civil Judge Junior Division at Mapusa in Inventory proceedings bearing no. 37/2019/G the said allotment made was confirmed and accordingly the aforesaid persons became the owners in possession of the Said Property namely:
 - a. Mrs. Genevieve D' Souza
 - b. Rita Juliana Pereira and her husband Mr. Aloyius Joseph Pereira



- c. Mr. Mario Felicio Gomes and his wife Mrs. Carmen Ida Regina Gomes and
 - d. Mrs. Shaila Aranha and her husband Mr. Vernon Aranha
14. That vide Deed of sale dated 19th November 2021 the said
- a. Mrs. Genevieve D' Souza,
 - b. Mrs. Shaila Aranha and her husband Mr. Vernon Aranha,
 - c. Rita Juliana Pereira and her husband Mr. Aloyius Joseph Pereira,
 - d. Mr. Mario Felicio Gomes and his wife Mrs. Carmen Ida Regina Gomes as Vendors and
 - e. Mrs. Ninette de Sa married to Mr. Micheal de Sa as confirming parties conveyed the said property to MAYALAND PROPERTIES PRIVATE LIMITED.
15. That in pursuance of the said deed of sale dated 19th November 2021 duly registered under no. BRZ-1-4456-2021 the aforesaid MAYALAND PROPERTIES PRIVATE LIMITED have got their names included in the records of rights (Form I & XIV) in respect to the SAID PROEPTY.
16. That in pursuance of the Registo de Agrimensor, the Inventory proceedings bearing no. 10/70, the Inventory proceedings no. 37/2019/G and finally the deed of sale dated 19th November 2021 the said MAYALAND PROPERTIES PRIVATE LIMITED have acquired right, title and interest to the SAID PROPERTY and are claiming absolute title to the said property.



CONCLUSION

Based on the aforesaid documents produced before me, I arrive at the following conclusion that in terms of the title flow demonstrated by me hereinabove it can be inferred that in terms of the Registo de Agrimensor, the Inventory proceedings bearing no. 10/70, the Inventory proceedings no. 37/2019/G and finally the deed of sale dated 19th November 2021, the said MAYALAND PROPERTIES PRIVATE LIMITED have acquired right, title and interest to the SAID PROPERTY and the said title clear and is marketable.

NOTE

THIS REPORT has been given by me on the basis of the documents produced before me and on the assumption that the copies are true extracts and that the documents are the copies of the original documents. I am also returning the documents handed over to me for the purpose of preparing the present report.



Adv. Anthony D' Silva