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Date: 01/12/2018.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of the land admeasuring 699 sq. mts. along with an old house with mangalore tiles bearing H.No. 3/141, surveyed under Chalta No. 11B of P.T. Sheet No. 60 of City Survey Mapusa.

1. DESCRIPTION OF IMMOVABLE PROPERTIES:

The land admeasuring 699 sq. mts. along with an old house with mangalore tiles bearing H.No. 3/141, surveyed under Chalta No. 11B of P.T. Sheet No. 60 of City Survey Mapusa forms the part of the property known as "RUMDACHEM GALLUM" or "REVOLEM", situated at Caraswada, within the limits of Mapusa Municipal Council, Taluka & Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office of Bardez under Matriz No. 1761 (Centre) and said land admeasuring 699 sq. mts. is bounded as under:-

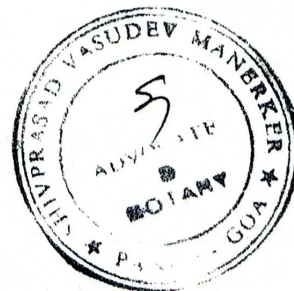
ON THE EAST : party by road and partly by remaining part of Chalta No. 11 of P.T. Sheet No. 60;

ON THE WEST : by Chalta No. 11 of P.T. Sheet No. 60;

ON THE NORTH : partly by Chalta No. 5 and partly by way;

ON THE SOUTH : by Chalta No. 11 of P.T. Sheet No. 60.

Hereinafter called said land.



2. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :-

The said land is situated at Caraswada within the jurisdiction of Sub Registrar of Bardez.

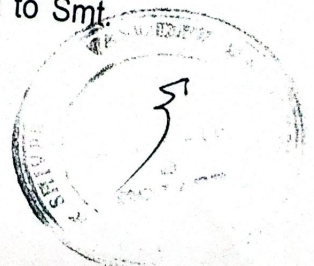
ii. SEARCH AND INVESTIGATION :-

The property known as "RUMDACHEM GALLUM" or "REVOLEM" originally belonged to Shri Antonio Maria dos Santos Rodrigues.

Said Antonio Maria dos Santos Rodrigues alias Antonio Rodrigues filed Civil Suit being No. 60/1967 before Civil Judge, Senior Division at Mapusa against Shri Ramchandra Gaudo Korgaonkar and Smt. Salguem Ramchandra Korgaonkar for eviction from the said property and by Decree dt. 18/02/1970, the said Suit was dismissed on the ground that said Ramchandra Gaudo Korgaonkar and said Salguem Ramchandra Korgaonkar were mundkars.

Against said Decree dt. 18/02/1970, said Antonio Maria dos Santos Rodrigues alias Antonio Rodrigues filed Civil Appeal being No. 51/1970 before District Court at Panaji and by Judgment & Decree dt. 31/08/1970 said Ramchandra Gaudo Korgaonkar and said Salguem Ramchandra Korgaonkar were ordered to quit, vacate and deliver the vacant possession from said property.

Upon the death of said Antonio Maria dos Santos Rodrigues alias Anthony Rodrigues, Inventory Proceedings being No. 74/1996 were instituted before the Civil Judge, Senior Division at Mapusa and by Statement on Oath dt. 10/06/1996, Shri Errol Rodrigues married to Smt.



Teresa Rodrigues, Shri Kevin Rodrigues married to Smt. Lorraine Rodrigues, Shri Desmond Rodrigues married to Smt. Brinelle Rodrigues, Smt. Venetia Barreto married to Shri Paul Barreto, Kum. Celina Rodrigues, Smt. Corinne Carvalho married to Shri Edward Carvalho were qualified as his sole and universal heirs along with Smt. Phyllis Rodrigues, as his widow and moiety holder.

By Gift Deed dt. 28/02/2002, registered before Sub Registrar of Bardez under no. 492 at pages 428 to 435 of Book I, Vol. 887 dt. 04/03/2002, said Venetia Barretto, said Phyllis Rodrigues, said Eroll Rodrigues and his wife Teresa Rodrigues, said Kevin Rodrigues and his wife Smt. Lorraine Rodrigues, said Desmond Rodrigues and his wife Smt. Brinelle Rodrigues, said Corinee Carvalho and her husband Shri Edward Carvalho, Shri Paul Barreto, husband of said Venetia Baretto and said Celine Rodriguese gifted land admeasuring 699 sq. mts. with the structure therein, surveyed under Chalta No. 11B of P.T. Sheet No. 60 of City Survey Mapusa of said property, hereinabove called said land to Shri Suryakant Mahadeo Virnodkar.

By Deed of Sale dt. 10/04/2018, registered before Sub Registrar of Bardez under Reg. No. BRZ-BK1-01821-2018 of CD No. BRZD797 dt. 20/04/2018, said Suryakant Mahadeo Virnodkar and his wife Smt. Sumitra Suryakant Virnodkar sold said land along with old house with mangalore tiles bearing H.No. 3/141 therein to AL-Mustafa Developers, a Partnership Firm, having its office at Panaji, Ilhas, Goa.




In Property Card of Chalta No. 11-B of P.T. Sheet No. 60 of City Survey Mapusa, the name of said AL-Mustafa Developers is recorded in the column of now holder by Mutation No. 212502.

3. TITLE DEEDS SEEN BY ME.

- i. Judgment & Decree dt. 31/08/1970 passed by the District Court at Panaji in Civil Appeal being No. 51/1970; (photo copy).
- ii. Statement on Oath dt. 10/06/1996 passed by the Civil Judge, Senior Division at Mapusa in Inventory Proceedings being No. 74/1996; (photo copy).
- iii. Gift Deed dt. 28/02/2002; (photo copy).
- iv. Deed of Sale dt. 10/04/2018; (photo copy).
- v. Property Card of Chalta No. 11-B of P.T. Sheet No. 60 of City Survey Mapusa; (photo copy).

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 AL-Mustafa Developers holds absolute, valid, clear and marketable title over the said land.


(ADV. S. V. MANERKER)

