

CERTIFICATE OF TITLE

I.- Description of the property

All that part and parcel of land admeasuring 17,900m² identified as GH-1 being a part of Sy.no.289/0 admeasuring 310375m² of Village Carambolim identified as 'CUMBIACHI GALLI' situated at Carambolim, within the limits of Village Panchayat of Carambolim, Taluka Tiswadi and Registration Sub-District Ilhas, District North Goa in the State of Goa, which property is described in the Office of Land Registrar of Ilhas under no.2307 of Book 'B-27 (Old) and not enrolled in the Taluka Revenue Office.

The SAID WHOLE PROPERTY is bounded as under:-

Towards the North:- By the boundary of Village Goalim-Moula a part of the property bearing Survey no.291.

Towards the South:- By the property bearing Survey no.12 of Village Azossim.

Towards the East :- By the property bearing Survey no.290 and 291 of Village Carambolim.

Towards the West :- By the boundary of Village Goalim-Moula.

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The SAID PLOT GH-1 admeasuring 17,900m2 is bounded as under:-

Towards the North:- By remaining part of the Property.

Towards the South:- By part of the property and 6 mts. wide proposed road beyond which lies remaining part of the Property.

Towards the East :- By 6 mts. proposed road beyond which lies Plot kept for proposed construction of 16 Villas and remaining part of the Property.

Towards the West :- By the boundary of Village Goalim-Moula.

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

- (i) Certificates of Description and Inscription from Land Registrar Ilhas.
- (ii) Form I and XIV concerning Sy. no.289/0 of Village Carambolim.
- (iii) Deed of Declaration of Heirship and Partition dated 9-12-1945 drawn at folio 91 onwards of book 391 in the Office of Notary Jeronimo Socrates de Costa.
- (iv) Deed of Repudiation dated 19-11-1987 drawn in the Court of Civil Judge Senior Division at Panaji.

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- (v) Deed of Succession dated 1-7-1988 drawn at folio 32 of book 397 in the Office of Notary-Ex-Officio-Sub-Registrar Ilhas.
- (vi) Deed of Sale dated 6-7-2006 registered under no.2044 of book I Vol.1670 in the Office of Sub-Registrar Ilhas.
- (vii) Sanad under no.RB/CNV/TIS/55/2007 dated 29-11-2007 from Add. Collector North Goa, along with its Order of Renewal under no.RB/CNV/TIS/55/2007 dated 24-11-2008 from the Add. Collector North Goa along with its Order dated 18-2-2011 from Collector North Goa.
- (viii) Construction Licence under no.VP/CAR/2030/2008-2009 dated 15-1-2009 from Village Panchayat Carambolim.
- (ix) Construction Licence under no.no.VP/CAR/2011-12-15 under Reg.no.VP/CAR/20-11-2012/793 dated 30-11-2011 from Village Panchayat Carambolim along with its renewal under no.VP/CAR/71/2014-15/976 dated 17-1-2014 from Village Panchayat Carambolim.
- (x) Agreement for Sale and Development dated 28-8-2014 registered under Book I, Doc. Reg. no.PNJ-BK1-01915-2014 CD NO.PNJD32 in the Office of Sub-Registrar Ilhas.
- (xi) Deed of Sale dated 1-12-2015 registered under Book I Doc.Reg. no.PNJ-BK1-02952-2015, CD NUMBER PNJD44 in the Office of the Sub-Rregistrar Ilhas.
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III.- OFFICES SEARCHED

I have given searches in the offices of Land Registrar/Sub-Registrar Ilhas, Court of Civil Judge Ilhas, Directorate of Archives.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 20-12-1945 One Half of the said property was inscribed in favour of Vasanta Ananta Bhandare under no.16893 and the Other Half was inscribed in favour of Venctexa Anant Bhandare under no.16893 both of book G-29 in the Partitition Proceedings between the family of Anant Locu Bandari.

On the same date on 20-12-1945 One Half belonging to Venctexa Anant Bhandare was inscribed in favour of Prabhakar Venctexa Bhandare as having gifted to him by his parents Venctexa Anant Bhandare and Manicbai Venctexa Bhandare under a Deed dated 09-12-1945.

The said Vasanta Anant Bhandare died on 27-8-1987 being survived by his widow Nirmalabai and his following children:-

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(i)-Anant Vasant Bhandare
(ii)Jaiprakash Vasant Bhandare
(iii)Vamana Vasant Bhandare; his daughters (a) Kanta with her husband Govind Kamat; (b) Vaizin alias Preeta; with her husband Anant Sawkar having relinquished their rights of inheritance of their following: The fact is confirmed by the Deed dated 1-7-1988 drawn in the Office of Notary-Ex-Officio-Sub-Registrar Ilhas.

On 6-7-2006 Smt. Nirmalabai, widow of Vasant Bhandare with his legal heirs and Shri Prabhakar V. Bhandare sold the said Plot to Shri Suresh Vishwanath Parulekar; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

On 29-11-2007 Addl. Collector North Goa issued Sanad under no. RB/CNV/TIS/55/2007 for conversion of the said property; which was renewed on 24-11-2008 from the Add. Collector North Goa.

On 15-1-2009 Village Panchayat Carambolim issued construction Licence under no.VP(CAR/2030/2008-2009 for construction in the said property.

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On 30-11-2011 Village Panchayat Carambolim issued construction Licence under no.VP/CAR/20-11-2012/793 for construction of Group Housing Scheme in Plot GH-1 in Sy.no.289/0 of Village Carambolim; which Licence was renewed under no.VP/CAR/71/2014-15/976 on 17-1-2014 for 3 years upto 1-12-2017 by the Village Panchayat Carambolim.

On 28-8-2014 Shri Suresh Vishwanath Parulekar with his wife Smt. Manda entered into an Agreement for Development and Sale with Vision Dempo for development of the Plot GH-1 admeasuring 17,900m² out of the said whole property on the terms and conditions stipulated therein; which Agreement is registered in the Office of Sub-Registrar Ilhas.

By a Deed of Sale dated 1-12-2015 the said Shri Suresh Vishwanath Parulekar with his wife Smt. Manda sold the said Plot identified as Plot no.GH-1 admeasuring 17,900m² to Vision Dempo Hospitality Pvt. Ltd. duly registered in the Office of the Sub-Rregistrar Ilhas.

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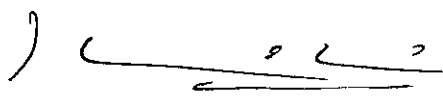
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V.- OPINION

In the light of the above I confirm that Vision Dempo Hospitality Pvt. Ltd. has and holds absolute, valid, clear and marketable title to the said property.

Nil Encumbrance Certificate from 1-1-2003 to date be taken on record.

Panaji, 10-12-2015.



Adv. S.S. Naik