

SAVIO X. SOARES

ADVOCATE

TITLE REPORT

This Title report is given to my client **Mr. Gaurav Chabra**, Director of Jaglax Realty Private Limited, based on the xerox copies of documents, made available to me for scrutiny, and pertains to the Property described herein below, which documents are presumed to be genuine and its contents correct and accurate, on the assurance given by my said client, hence this report/opinion, as follows.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT property known as GAUNSAVADDO or BATULEM BONO or MOLOI situated in the Ward Gaunsavaddo of Siolim, consisting of open lands and residential structure therein bearing No.25/1 in the records of the Village Panchayat of Siolim – Sodiem, which property is within the limits of Village Panchayat of Siolim – Sodiem, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 33329 at pages 164 of Book B 85 new, not enrolled in the Taluka Revenue Office surveyed for Record of Rights under survey no. 17/2 of Siolim admeasuring 3500 sq. mts. which property is bounded as under :

EAST : By properties bearing survey no. 17/12 and 13 of Siolim.

WEST : By properties bearing survey no. 17/1,5,6,10 and 9 of Siolim.

NORTH : By a public road

SOUTH : By the property bearing survey nos. 16/6, 7 and 8 of Siolim

II. DOCUMENTS PERUSED:

1. English translation of the Sale Deed dated 23.10.1923.
2. English translation of the Deed of Gift dated 10.03.1936.
3. English translation of the Land Description bearing No. 33329 at folio 164reverse of Book B-85.
4. English Translation of the Inscription bearing No. 12540 at folio 137 of Book No. F1.
5. English Translation of the Inscription bearing No. 27637.
6. Book of Caderneta Campo of the Field Book of Siolim Village for property bearing old cadastral no. 2268.
7. Old cadastral plan of the property bearing old cadastral no. 2268.
8. Certificate (corresponding certificate) dated 14-08-2009 issued by the Supdt. Of Survey & Land Records.
9. Form I & XIV of the property bearing survey no. 17/2 of Siolim Village dated 18-05-2009.



10. Judgment dated 03-11-2010 passed by the Mamlatdar of Bardez (II), in Tenancy Case No. TNC/SR/ISSUE/FEB/10 OF 2000.
11. Consent Terms dated 08-09-2015, filed by the Parties in Regular Civil Suit No. 368/1989/C, in the Court of the Civil Judge Senior Division, at Mapusa.
12. Judgment dated 08-09-2015, passed by the Civil Judge Senior Division, in Regular Civil Suit No. 368/1989/C, in the Court of the Civil Judge Senior Division, at Mapusa.
13. Consent Decree drawn up by the Civil Judge Senior Division, on 08-09-2015, in Regular Civil Suit No. 368/1989/C, in the Court of the Civil Judge Senior Division, at Mapusa.
14. Declaration dated 08-09-2015, executed by Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, Mrs. Megha Vivekanand Phaterphekar and Mr. Vivekanand Fatarpekar, before the Notary Adv. A.S. D'Mello, under Reg. No. 5562/2015.
15. Proceedings in Inventory proceeding No. 250/2011/B, of the Court of the Civil Judge Senior Division, at Mapusa, including the Final Chart of Allotment and Final Order dated 21-02-2015.
16. New Survey Plan of the property bearing survey No. 17/2 of Siolim.
17. Form I & XIV of the property bearing survey no. 17/2 of Siolim Village, dated 14-10-2015.



18. House Tax Receipt of house No. 25/1 of V.P. Siolim dated 22-08-2015.
19. Electricity Bill of house No. 25/1 of V.P. Siolim dated 18-08-2015..
20. Order withdrawing the Tenancy Appeal No. TNC/APL/BAR/1/2001.
21. Nil Encumbrance Certificate.
22. Conversion sanad dated 04-07-2016, bearing No. RB/CNV/BAR/COLL/75/2015/293, issued by the Collector, North Goa, with respect to the SAID PROPERTY.
23. Technical Clearance Order dated 08-08-2016, bearing No. TPB/2304/TCP-16/2321, issued by the Town and Country Planning Department, Mapusa, with respect to the SAID PROPERTY.
24. Sale Deed dated 20th August, 2016, registered with the Sub-Registrar of Bardez, at Mapusa, at Book -1 Document, under Registration Number BRZ-BK1-03718-2016, CD Number BRZD781, on 24-08-2016.
25. Form I & XIV of the Said Property dated 11-11-2016.

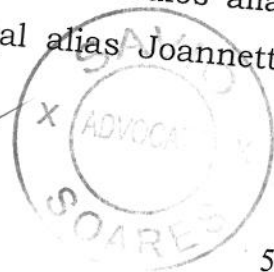
III. FACTS AS AVAILABLE:

1. That the Property was owned by Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, the same having been purchased by Mr. Domingos Joao



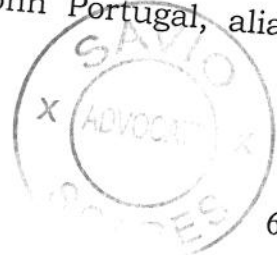
Francisco Portugal, from its erstwhile owners vide a Deed of Sale dated 23-10-1923.

2. That the said Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal in their life time executed a Gift Deed on 10.03.1936 at pages 78 of Book 342 of Deeds of Notary Guilherme Diogo Jose Conceicao Das Dores Lobo of Mapusa, whereby they gifted the said property to their sons Honorato Tomas Jose Portugal, John Paul Portugal and Alex Portugal.
3. That the said Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, had three children, namely, Mr. John Paul Portugal married to Mrs. Judy Portugal, Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal.
4. That the said Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, expired on 16/5/1960 and 12/7/1965, respectively.
5. That the said Mr. John Paul Portugal and his wife Mrs. Judy Portugal, expired on 06-12-06 and 15/10/1992 respectively, leaving behind as their sole and universal heirs, their two children, Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette



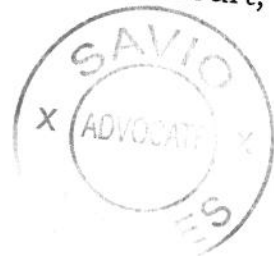
Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal.

6. That the said Mr. Honorato Tomas Jose Portugal, expired in the capacity of a bachelor 1968, and Mr. Alex Portugal, expired in the capacity of a bachelor, at the age of seven .
7. That an inventory proceedings of the state of the said Mr. Domingos Joao Francisco Portugal and his wife Juliana Apolonia Florinda Fernandes e Portugal, Mr. John Paul Portugal and his wife Mrs. Judy Portugal Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal, was commenced by their legal heirs, in the Court of the Civil Judge Senior Division, at Mapusa, which as registered to inventory proceedings no. 250/2011/B.
8. That the said Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias



Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal, were declared as the sole and universal heirs of the late Mr. Domingos Joao Francisco Portugal and his wife Juliana Apolonia Florinda Fernandes e Portugal, Mr. John Paul Portugal and his wife Mrs. Judy Portugal, Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal in the said inventory proceedings no. 250/2011/B, before the Civil Judge Senior Division B Court at Mapusa, in which proceedings the said property, which was listed as Item No.1, was allotted in equal shared (1/2 each) to Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal.

9. That vide the said order dated 21-02-2015 and Final Chart of Allotment dated 09-02-2015 in the inventory proceedings no. 250/2011/B, of the Court of the Civil Judge Senior Division B Court, at



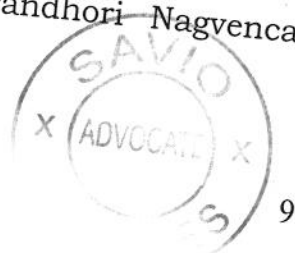
Mapusa, the said Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal, came to be the sole and absolute owners of the said property.

10. That a dispute arose between Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal and one Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, which dispute was decided by the Court of the Mamlatdar of Bardez, vide Judgment dated 03-11-2010 passed by the Mamlatdar of Bardez (II), in Tenancy Case No. TNC/SR/ISSUE/FEB/10 OF



2000, wherein, it was declared that the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, was not a tenant of the said property.

11. That further a Decree was drawn up in Regular Civil Suit No. 368/89/C before the Civil Judge Senior Division "C" Court at Mapusa, which was consented between the Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M. Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal and the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, wherein, it was decreed the Judgment dated 03-11-2010 passed by the Mamlatdar of Bardez (II), in Tenancy Case No. TNC/SR/ISSUE/FEB/10 OF 2000, was confirmed and it was declared that the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, did not have any rights, interests or title to the said property.
12. That vide a Deed of declaration dated 08-09-2015, executed by Mr. Pandurang Pandhori Nagvencar



alias Mukund Pandhori Nagvenkar, Mrs. Megha Vivekanand Phaterphekar and Mr. Vivekanand Fatarpekar, before the Notary Adv. A.S. D'Mello, under Reg. No. 5562/2015, the said Mr. Pandurang Pandhori Nagvenkar alias Mukund Pandhori Nagvenkar and his aforesaid children, confirmed, that they did not have any right, interest or title to the said property and further they did not have any claims against the said property.

13. That the said Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M. Portugal and her husband Mr. Philip Anthony Remedios alias Philip Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal, as the sole, absolute and exclusive owners of the said property, sold and conveyed the said property to M./s Goveia Developers, vide a Deed of Sale dated 07-09-2015, registered with the Sub-Registrar of Bardez, under No. BRZ-BK1-07786-2015, CD Number BRZD772, of Book -1, on 08-09-2015.
14. That the name of M./s Goveia Developers is now appearing in the occupants Column of the Form I & XIV of the SAID PROPERTY.



15. The House Tax receipt of the House bearing No. 25/1 of Siolim Village is standing in the name of Mr. Joseph Portugal and Jeannette Portugal.
16. The Electricity Bill of the House bearing No. 25/1 of Siolim Village is standing in the name of Mr. Joseph Portugal and Jeannette Portugal
17. That there are no names featuring in the Tenants Column and the Other rights Column of the Form I & XIV of the SAID PROPERTY.
18. That the Collector North-Goa, has issued conversion sanad and the Town & Country Planning Department has issued technical Order for construction on the SAID PROPERTY, to M./s Goveia Developers.
19. That M/s Goveia Developers, as sole owners of the SAID PROPERTY, have sold and conveyed the SAID Property to Jaglax Realty Private Limited, thereby conveying the rights, interests and title of the SAID PROPERTY, to Jaglax Realty Private Limited, vide Sale Deed dated 20th August, 2016, registered with the Sub-Registrar of Bardez, at Mapusa, at Book -1 Document, under Registration Number BRZ-BK1-03718-2016, CD Number BRZD781, on 24-08-2016.



20. That the present survey records i.e. the Form I & XIV of the SAID PROPERTY, is standing in the name of Jaglax Realty Private Limited.
21. That there is no tenant and no other person having any rights to the SAID PROPERTY, as can be seen from the "NIL" entry in the Tenants column and Other Rights Column of the Form I & XIV of the SAID PROPERTY.

IV OPINION/CERTIFICATE:

In the light of the documents cited above, I Opine and Certify, that, Jaglax Realty Private Limited, is the owner of the SAID PROPERTY and thus the said Jaglax Realty Private Limited, has a clear and marketable title, to the SAID PROPERTY, which is bearing survey no. 17/2 of Siolim Village, Bardez, Goa,

Mapusa - Goa
15th March, 2018


Adv. Savio X. Soares

