



Date-16/03/2019

TITLE REPORT

That **FARIA HOSPITALITY PRIVATE LIMITED**, formerly known as **DSOUZA FARIA HOSPITALITY PRIVATE LIMITED** a company registered under the provisions of the Companies Act, 1956 CIN U55101GA2006PTC004817 having its registered office at 52, Morod, Mapusa, Goa 403507 and an office at 6, 1st Floor, SS Plaza-III, Morod, Mapusa, Bardez-Goa, having PAN Card No.AACCD4410A, represented by its Director **MR. RAHUL LUIS DE FARIA**, son of Lucindo Domingos Antonio De Faria has handed following documents and sought legal opinion as regards title of the property bearing survey no. 6/4A situated in the village of Arpora which is fully described hereunder and referred as property described in schedule. The schedule property was agreed to be purchased in the name of **DSOUZA FARIA HOSPITALITY PRIVATE LIMITED** as per agreement dated 9/11/2018 and that subsequently on 14th day of January 2003, the name of the company has been changed to **FARIA HOSPITALITY PRIVATE LIMITED** and certificate to that effect is issued by Registrar of Companies where in original corporate Identification number(CIN) has been maintained

1. Certified Form I & XIV of survey no. 6/4-A of Arpora village issued by office of the Mamletdar of Bardez, Government of Goa dated 23/08/2018 in which in occupants column name of Idalina M. Menezes, Palmira B. Sebastina Menezes, Carmelita Felicia Menezes, Philomena e D'mello alias Mena D'mello, Cedric D'mello, Yvette D'melo are shown.

...2/-

2. Survey plan of survey no. 6/4A of Arpora village issued by Government of Goa Directorate of Settlement and Land Records office of Inspector of survey and Land Records Mapusa.
3. Cadastral survey Plan under survey No. 878 & 900 in which name of Pio Manuel Marcos De S. Cruz de Melo e Carvalho are shown recorded therein.
4. A certified copy of Inventory proceedings initiated before Civil Judge Senior Division at Mapusa having Inventory proceeding no. 339/11/B decided on 17/09/2014. The said Inventory was initiated by Arnaldo alias Antonio De Mello e Carvalho upon death of his parents Petornila De Mello Mensonca e Carvalho and Pio Manuel Marcos De S. Cruz de Melo e Carvalho alias Cruz Carvalho and property bearing survey no. 6/4A of Arpora village was allotted to Idalina M. Menezes, Palmira B. Sebastina Menezes, Carmelita Felicia Menezes, Philomena e D'mello alias Mena D'mello, Cedric D'mello, Yvette D'mello, they were shown as the interested parties in the said Inventory proceedings. The said survey no. 6/4A was described as item no. 1 in the inventory proceedings and the said property is described in the schedule hereunder.
5. That the schedule property is not having encumbrances as per declaration made by the sellers.

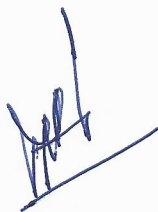
...3/-



Adv. T. A. Sawant
Off. Saldanha Business Towers
C/2, Upper Ground Floor,
at court Circle, Altinho,
Mapusa - Goa

6. That the location of the property is in conformity with the old cadastral survey which is corresponding to new survey.
7. Agreement for sale dated 9/11/2018 registered under Book-I Document registration No. BRZ-BK1-04857-2018 CD No. BRZD805 on date 13/11/2018 by which Idalina M. Menezes, Palmira B. Sebastina Menezes, Carmelita Felicia Menezes, Philomena e D'mello alias Mena D'mello, Cedric D'mello, Yvette D'melo. Through their power of attorney holder Mr. Kevin Oliveira Fernandes have agreed to transfer the schedule property to **DSOUZA FARIA HOSPITALITY PRIVATE LIMITED**
8. In order to ascertain the title I have gone through the above documents which are handed over to me and I am to state as under.
 - I. The property described in the schedule is distinct and separate property as per the survey record which was conducted as per the land revenue code 1968 which shows that the sellers to the agreement of sale are owners in possession of the schedule property.
 - II. The preparation of plan was undertaken by the Government of Goa and after conducting enquiry as regards possession and enjoyment and accordingly promulgation was done and land records are confirmed and presently in the names of the occupants who have entered into agreement of sale and that old survey was conducted in

...4/-



Adv. T. A. Sawant
Off. Saldanha Business Towers
C/2, Upper Ground Floor,
at court Circle, Altinho,
Mapusa - Goa

the year 1940 and as such safely it can be presumed that sellers and their predecessors are in possession and in enjoyment for more than 70 years.

SCHEDULE

ALL THAT property known as "SHIRMATI" admeasuring 3140 sq. mts., having survey no. 6/4A situated in the village of Arpora, Taluka and Sub-District of Bardez, District of North Goa not described in the Land registration office nor enrolled in the Taluka Revenue Office, surveyed in the Old Cadastral survey under survey No. 878 & 900 and presently bounded as under as per present survey record.

East : By survey no. 6/4 and 6/10
West : By survey no. 6/2, 2A, 6/19 and 6/21
North : By survey no. 6/3 and 6/4
South : By survey no. 6/20 and 6/24

9. After going through all the documents as on today I am of the opinion that **FARIA HOSPITALITY PRIVATE LIMITED** have entered into agreement of sale to purchase the above schedule property with 1. Ms. Idalina Margaret Meneses alias Menezes, 2. Ms Palmira Benedicta Meneses alias Palmira B. Meneses alias Miss. Palmira B. Sebastiana Menezes, 3. Ms Carmelita Menezes alias Carmelita Meneses alias Carmelita F. Menezes alias Miss. Carmelita Felicia Menezes alias Carmel

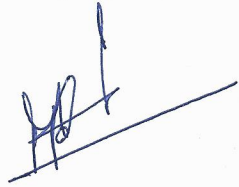
...5/-



Adv. T. A. Sawant
Off. Saldanha Business Towers
C/2, Upper Ground Floor,
at court Circle, Altinho,
Mapusa - Goa

Menezes, 4. Mrs Philomena D'mello alias Mrs. Philomena P. Menezes E Dmello alias Mena D'mello, 5. Ms. Yvette Dmello alias Yvette Maria Dmello alias Miss. Yvette D'mello and 6. Mr. Cedric Dmello alias Cedric Reginald Dmello alias Mr. Cedric D'mello as they are owners and have right to sell the same as they have possession and ownership title for the same and accordingly they have handed over possession of the property to Faria Hospitality Private Limited for its development and while doing that sellers have declared that property is free from encumbrances.

In view of above I am of the considered opinion that the sellers have marketable title to the property described above and right to enter into agreement and accordingly purchaser have right to deal with the property as per agreement dated 9/11/2018.



(Adv. T. A. Sawant)

Adv. T. A. Sawant
Off. Saldanha Business Towers
C/2, Upper Ground Floor,
at court Circle, Altinho,
Mapusa - Goa