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THE TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

Having been engaged by M/S. THE ATTIC CONSTRUCTIONS (INDIA) PRIVATE LIMITED, a Company registered under Companies Act 1956, having its office at Shop no. S-2, Attic Sapphire, Karaswada, Mapusa – Goa, through its Director, Mr. Maurilio Francisco Mendonca, for preparing the Title Verification and Search Report and the Title Clearance Certificate in respect of property being plot of land admeasuring 835 sq.metres, forming part of larger property known as "BATULEM also known as "CAZREA-SORVO" situated at Caraswado, Mapusa, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and within the limits of Mapusa Municipal Council, presently surveyed under Chalta no. 10/1 of P. T. Sheet No. 17 of City Survey Mapusa, more fully described hereunder, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1st floor, near Civil Court, Mapusa, Bardez – Goa, do hereby submit my report as under :-

1. DESCRIPTION OF PROPERTY :

All that plot of land admeasuring 1521 sq.mts, forming part of larger property known as "BATULEM also known as "CAZREA-SORVO" situated at Caraswado, Mapusa, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and within the limits of Mapusa Municipal Council. The entire property is not described in the Land Registration Office of Bardez, but enrolled in the Taluka Revenue office under matriz no. 515 and presently surveyed under Chalta no. 10/4 of P. T. Sheet No. 17, City Survey Mapusa and bounded as under :-

East : by public road;

West : by remaining portion of property bearing chalta no. 10 of P. T. Sheet No. 17;

North : by property originally belonging to late Jeronimo Faria i.e. by property bearing survey no. 10/22;



South : by properties belonging to heirs of Jeremias Carrasco & Caetano Mendes i.e. by property bearing survey no. 10/2;

2. That the owners of the property acquired title by virtue of the following documents : -

- a) Agreement for Construction cum Sale dated 12.06.2010;
- b) Power of attorney dated 24.07.2009;
- c) Deed of Renunciation dated 27th April 1977
- d) Property Card of survey no. 10/4 of P. T. Sheet No. 17, City Survey Mapusa;
- e) Survey plan of property of survey nos. 10/4 & 10/4-A of P. T. Sheet No. 17;
- f) Deed of Renunciation dated 07.03.1980;
- g) Deed of Succession dated 29.08.1990
- h) Will dated 26.04.1995
- i) Will dated 26.04.1995.
- j) Certified copy of Order dated 31.03.2011 in Inv. Procs No. 105/2010/B on the death of Marcos Jose Maria Francisco Elvino Faria and Mrs. Isaura Elvira Bruninha Clotildes Soares e Faria.
- k) Deed of Renunciation dated 28th February 1980
- l) Deed of Renunciation dated 12.12.2003
- m) Agreement of development cum sale dated 24/3/2022 between Allan Faria & his wife & The Attic Constructions (INDIA) Private Limited.
- n) Gift Deed dated 29/9/2016 in favour of Gurudas Ashok Mandrekar.
- o) Sanad dated 27/4/2016 issued by issued by Addl. Collector-I, North Goa.
- p) Nil Encumbrance Certificates dated 15/2/2010 & 24/9/2023
- q) NOC dated 14/3/2023 for proposed construction issued by Electricity Dept, Mapusa.
- r) NOC dated 29/5/2023 issued by Urban Health Centre, Mapusa.
- s) Order dated 22/2/2023 issued by NGPDA.
- t) Order dated 5/5/2023 for relocation of septic tank and soakpit issued by NGPDA.



u) Provisional NOC dated 6/3/2023 for proposed construction of commercial cum residential building issued by PWD.

3. The Title History of the said property for the last 30 years shows the following chain of transactions

The property originally belonged to Jose Caetano Antonio Jeronimo de Faria alias Jeronimo Caetano de Faria and his wife Mrs. Rosaria Sebastiana Elvina de Souza also known as Elvina Faria.

Jose Caetano Antonio Jeronimo de Faria alias Jeronimo Caetano de Faria and Mrs. Rosaria Sebastiana Elvina de Souza also known as Elvina Faria had five children namely i. Maria Eliza Faria also known as Mary Faria, ii. Marta Bernadette Inocencia Rosalinda Faria alias Marta Bernadette Rosalinda Faria, alias Marta Faria, iii. Josefina Dolorosa Milagres Lina de Faria D'melo married to Francisco Xavier Salvador D'Melo, iv. Francisca Rubi Joanita Faria also known as Rubi Joanita Francisca de Faria married to Joaquim Elias Lobo and v. Marcus Jose Maria Francisco Elvino Faria alias Joseph Francis Faria married to Mrs. Isaura Bruninha Aurora Clothildes Soares e Faria, alias Isaura Faria.

Jose Caetano Antonio Jeronimo de Faria expired on 12th March 1949 leaving behind Public Will dated 26.09.1942, duly registered in the office of Notary Public Ex-Officio of Bardez at Mapusa at page 4 to 6 reverse of Book of Wills No. 31 whereby he bequeathed his disposable quota/ share in his estate to his only son Marcos and his daughter Marta Bernadette Inocencia Rosalinda Faria alias Marta Bernadette Rosalinda Faria alias Marta Faria.

Thereafter Rosaria Sebastiana Elvina de Souza e Faria alias Elvina Faria expired on 20th September 1966 leaving behind Public Will dated 26.09.1942, which is registered in the office of Notary Public Ex-Officio of Bardez at Mapusa in Book No. 31 at page 5 to 7 of Book of Wills No. 31, said Rosaria Sebastiana Elvina de Souza e Faria alias Elvina Faria bequeathed her disposable quota/ share in her estate to her only son Marcos and her daughter Marta Bernadette Inocencia Rosalinda Faria alias Marta Bernadette Rosalinda Faria alias Marta Faria.

By Deed of Succession dated 29th August 1990, drawn in the office of Notary Ex-Officio, Bardez, at Book of Deeds bearing no. 747 at pags 84 to 91, it is interalia declared that said Jose Caetano Antonio Jeronimo de Faria alias Jeronimo Caetano de Faria and Mrs. Rosaria Sebastiana Elvina de Souza also known as Elvina Faria left behind five heirs namely i. Maria Eliza Faria also known as Mary Faria, ii. Josefina Dolorosa Milagres Lina de Faria D'melo married to Francisco Xavier Salvador D'Melo (who were at that time both deceased and were survived by their sole legal heir Maria Vicente D'mello alias Mario Vincente D'Mello); iii. Marta Bernadette Inocencia Rosalinda Faria alias Marta Bernadette Rosalinda Faria, alias Marta Faria, iv. Francisca Rubi Joanita Faria also known as Rubi Joanita Francisca de Faria married to Joaquim Elias Lobo and v. Marcus Jose Maria Francisco Elvino Faria alias Joseph Francis



Faria married to Mrs. Isaura Bruninha Aurora Clothildes Soares e Faria, alias Isaura Faria.

By Deed of Renunciation dated 07.03.1980 which is recorded at page 1 of Book No. 715 of Book of Deeds, in the office of Civil Registrar cum Sub-Registrar and Notary Public at Mapusa, said Mary Eliza de Faria alias Mary Faria, Marta Bernadette Inocencia Rosalinda Faria alias Marta Bernadette Faria alias Marta Faria has renounced gratuitously in terms of Article 2029 of Portuguese Civil Code, all the rights that they have to the inheritance of their late parents in favour of the other co-heirs.

By Deed of Renunciation dated 27th April 1977 drawn at Book No. 710 at pages 4 onwards aforesaid, Mr. Mario Vincente D'Mello Faria alias Maria Vincente D'mello has renounced gratuitously in terms of Article 2029 of Portuguese Civil Code, all the rights that they have to the inheritance of their late grandparents, i.e. Jose and his wife Mrs. Rosaria, in favour of the other co-heirs.

By Deed of Renunciation dated 28th February 1980, recorded at page 97 of Book No. 714 of Book of Deeds in the office of Sub-Registrar cum Notary Ex-Officio at Mapusa, Mrs. Rubi Joanita Francisca de Faria e Lobo and her husband Joaquim Elias Lobo have renounced gratuitously in terms of Article 2029 of Portuguese Civil Code, all the rights that they have to the inheritance of their late parents/ parents-in-law i.e. Jose and his wife Mrs. Rosaria, in favour of the other co-heirs.

Mr. Marcus Jose Maria Francisco Elvino Faria alias Joseph Francis Faria married to Mrs. Isaura Bruninha Aurora Clothildes Soares e Faria, alias Isaura Faria had four issues i.e. i. Livia Maria de Fatima Antonia Faria de Menezes e Quadros alias Livia Quadros married to Jose Mario de Menezes e Quadros; ii. Allan Jerome Anthony Rosario Faria alias Allan Faria, married to Maria Elena do Rosario Ferrao e Faria; iii. Edwin Martin Anthony Faria alias Edwin Faria married to Esther Faria and iv. Doris Maria Antonia Faria alias Doris Faria.

Marcus Jose Maria Francisco Elvino Faria alias Joseph Francis Faria married to Mrs. Isaura Bruninha Aurora Clothildes Soares e Faria, alias Isaura Faria bequeathed all their disposable quota in the entire property in favour of Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria, married to Maria Elena do Rosario Ferrao e Faria, by virtue of two public wills both dated 26th April 1995 registered in the office of Notary Ex-Officio Bardez in the Book of Wills bearing no. 189 at pages 25 to 29 dated 26.04.1995.

By Deed of Renunciation dated 12.12.2003, drawn in the office of Notary Book of Deeds bearing no. 801 at pages 22 to 23 reverse, aforesaid Livia Maria de Fatima Antonia Faria de Menezes e Quadros and her husband Mr. Jose Mario de Menezes e Quadros have renounced gratuitously in terms of Article 2029 of Portuguese Civil Code in favour of the co-heirs all their marketable title in the said property.



By virtue of above documents Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria and his wife Mrs. Maria Elena do Rosario Ferrao e Faria became absolute owners in possession of the said property and their title over the same is clean, clear and marketable and being so, they agreed to sell a plot of land admeasuring 835 sq.metres in favour of the party, M/s. The Attic Constructions (INDIA) Pvt. Ltd. represented by its Managing Director Mr. Maurilio Francisco Mendonca by Agreement for Construction cum Sale dated 12th June 2010, which agreement is duly registered in the office of Sub-Registrar of Bardez under No. BRZ-BK1-02223-2010 CD No. BRZD68 dated 16.06.2010.

By virtue of Inv. Proc. No. 105/2010/B initiated on the death of Marcos Jose Maria Francisco Elvino Faria and Mrs. Isaura Elvira Bruninha Clotildes Soares e Faria and this property is listed under Item no. 3 in the said Inventory Proceedings and allotted to Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria and confirmed the said allotment vide final order of the court dated 31.03.2011.

As per D Form dated 29/9/2021 issued by City Survey, Mapusa part of the property is gifted by Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria to Gurudas Ashok Mandrekar by Gift Deed dated 29/9/2016 registered in the office of Sub-Registrar of Bardez under Book no. 1 Reg.No. BRZ-BK1-02271-2016, CD NO. BRZD779 dated 10/5/2016 for area of 580 sq.mts and their name is reflected by mutation no.202207.

It is also seen that partition granted by Inspector & land Records, Mapusa and the said plot is separated giving separate survey no.10/4-A.

The said property was converted for residential use by Sanad dated 27/4/2016 issued by Addl. Collector-I, North Goa

By Agreement of development cum sale dated 24/3/2022 registered under no. BRZ-I-1340-2022 dated 25/3/2022 executed between Mr. Allan Jerome Anthony Rosario Faria alias Allan Faria & Ellena Rosaria de Ferrao and The Attic Constructions (INDIA) Private Limited to develop said property and as per the agreement it is stated that the owners gifted portion of entire property admeasuring 580 sq.mts bearing chalta no.10/4-A to Gurudas Ashok Mandrekar & his wife by virtue of Gift Deed dated 29/9/2016.

Mr. Gurudas Ashok Mandrekar & his wife got their area of 580 sq.mts partitioned and remaining portion admeasuring 951 sq.mts which is subject matter of Agreement of development cum sale dated 24/3/2022.

As per Agreement of development The Attic Constructions (INDIA) Private Limited developed the property after obtaining permissions which is obtained by the builder and it is mentioned in the Agreement of development 1 shop no.S-3 admeasuring 27.91 sq.mts on the ground floor of Block A and 1 duplex D-1 admeasuring 211.18 sq.mts on the 1st & 2nd floor of Block A making total area of 239.9 sq.mts equivalent to carpet area 200.06 sq.mts towards consideration of the plot. It is further



mentioned in the agreement that The Attic Constructions (INDIA) Private Limited is entitled to develop the said property by constructing multi-storeyed buildings in accordance with RERA and terms and regulations in force and after completion of construction as per approved plan, the developer/builder entitled to float scheme for construction of any multi-storeyed buildings at its own costs and expenses and shall be entitled to advertise such scheme and liberty to executed and enter into agreement with third parties and sell the flats and other premises in the buildings except the shop and duplex reserved by the owners.

Accordingly The Attic Constructions (INDIA) Private Limited is entitled to develop the said plot as per the Agreement of development cum sale dated 24/3/2022 and approved plan and accept the consideration in kind agreed to allot to the owners remaining flats, apartments etc. the developer is entitled to sell to the proposed purchasers.

Accordingly, the link in chain of transactions for the last over 30 years has been properly established till this date.

4. All the necessary parties have been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.

5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me are Xerox which I have tallied with the originals from the respective offices and the authorities and appear to be in order.

6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the property is transferable and the transferors have right to transfer the same.

7. I have verified and confirmed from the Government and the Public Land Acquisition Authorities that the property is not subject to any acquisition or requisition from these authorities.

8. In the result, I have to stated that I have made necessary searches of the concerned offices uptodate and as a result of such satisfied that the said property is free from all types of encumbrances, charges, demands whatsoever.

9. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended uptodate.

10. I have also verified that the property is not attached by any Court of Law as per the inspections carried out by me in the respective offices.



11. No tenancy laws and no minor's interest are involved in the said property which is free from all encumbrances, charges, demands whatsoever.

CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property, I am in opinion that the title of ownership has been properly established in the name of The Attic Constructions (INDIA) Private Limited who is entitled to develop the said plot as per the Agreement of development cum sale dated 24/3/2022 and approved plan and accept the consideration in kind agreed to allot to the owners remaining flats, apartments etc. the developer is entitled to sell to the proposed purchasers and their title over the same is clear and marketable.

This Title Certificate is prepared in favour of The Attic Constructions (INDIA) Private Limited based on the copies of documents placed and produced before me and the same are compared in office of Sub-Registrar of Bardez and found the same are genuine to my satisfaction.


A.K. Phadte
Advocate 12/06/2023