



V. K. Harmalkar

ADVOCATE & NOTARY

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TITLE REPORT

Dated: 03/05/2024

To,
SPARK DEVELOPMENT PVT. LTD.


THE PRESENT TITLE SEARCH REPORT CONCERNS THE
FOLLOWING PROPERTY.

DESCRIPTION OF THE PROPERTIES:

- I. All that property known as "TOLLEM BATA" or "ANEIXO DE VARZEA" or "ARAIS WADO" Surveyed under Survey No. 57/3, admeasuring an area 4700sq.mts. along with the (G+1) floor house structure existing therein having House No.229/1 having total Built-up area of 216 Sq.mtrs along with two sheds of 11sqmtrs and 17 sq.mtrs each located at south east corner of the house and a well adjacent to the house structure, enrolled in Revenue Office of Bardez under Matriz No.265 of third division, Inscribed under Inscription No. 40710 at folio 45 reverse of G44 and Described under Description No.37034 at folio 44 reverse of B 95 in Land Registration Office of Bardez and is bounded as under:

On the North: by Property bearing Sy.No.56/27 & 57/2 & 57/4

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On the South: by Property bearing Sy.No.56/32, & 57/16

On the East: by Property bearing Sy.No.57/7;

On the West: by Property bearing Sy. No.56/28 & 56/31

II. All that property known as "ANDRE AGRACHI COND" or "TOLEM" or "ANDREGACHY CONY" OR PATO", Surveyed under Survey No.56/28, admeasuring 625 Sq.mts, enrolled in Revenue Office of Bardez under Matriz No. 266 of first division, Inscribed under Inscription No. 40710 at folio 45 reverse of G44 and are described under Description No.37035 at folio 45 reverse of B 95, in Land Registration Office of Bardez and is bounded as under:

On the North: by Property bearing Sy.No.56/27.

On the South: by Property bearing Sy.No.56/32.

On the East: by Property bearing Sy.No.57/3.

On the West: by Property bearing Sy.No.56/26,

56/29, 56/30 ,56/31 & 56/32

THE PHOTOCOPIES OF FOLLOWING DOCUMENTS HAVE BEEN FURNISHED FOR SCRUTINY;

I have examined the following documents which are valid as per existing laws: -


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- i. Inscription Certificate, bearing No. 40710. (Portuguese version along with English translation).
- ii. Description Certificate, bearing No. 37034 at folio 44 Reverse of B95 (Portuguese version along with English translation)
- iii. Description Certificate, bearing No. 37035 at folio 45 of B95 (Portuguese version along with English translation)
- iv. Form I and XIV concerning Property Surveyed under Survey No. 57/3 and 56/28 of Nagoa village.
- v. Survey Plan.
- vi. Zoning Certificate with respect to Property bearing Survey No. 57/3 of Nagoa village.
- vii. Translation of Deed of Sale, dated 17/09/1962, done by Notary Advocate A.K. Phadte under Registration No.4275/2019, dated 09/12/2019.
- viii. Testamentary Succession Registered on 09/09/2020, Recorded at Folio 45v to 47v of Book No.870.
- ix. WILL, dated 7/11/1997, Registered at page 7 onwards of Book No.203 of Notary Ex-officio Office of Civil cum Sub Registrar of Bardez.
- x. WILL, dated 7/11/1997, Registered at page 9 onwards of Book No.203 of Notary Ex-officio Office of Civil cum Sub Registrar of Bardez.
- xi. Deed of Acquiescence, dated 07/11/1997, Registered at page 6V onwards of Book No.786 of Notary Ex-officio Office & Civil Cum Sub Registrar of Bardez

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- xii. Nil Encumbrance certificate, dated 25/04/2024 with respect to property Surveyed under Survey No. 57/3 of Nagoa
- xiii. Nil Encumbrance certificate, dated 25/04/2024 with respect to property Surveyed under Survey No. 56/28 of Nagoa Village.

IV. FLOW OF TITLE

On perusal of the above listed documents and on giving searches in the relevant office,

- a) It is seen that originally said properties belonged to Mr. Antonio Marcilio Joao Capistrano Francisco Piedade do Rosario Marques alias Antonio Marcelio Marques and his wife Mrs. Edith Amelia Da Costa Marques.
- b) That the said properties are respectively enrolled in Revenue Office of Bardez under Matriz No.265 of Third Division and 266 of First Division and are described in Land Registration Office of Bardez under No.37034 at folio 44 reverse of B 95 and 37035 at folio 45 of B 95 respectively.
- c) That the said Mr. Antonio Marcilio Joao Capistrano Francisco Piedade do Rosario Marques alias Antonio Marcilio Marques and his wife Mrs. Edith Amelia da Costa Marques, vide Deed of Sale and Discharge, dated 17/09/1962, registered before Camilo Manuel Antonio Henriques do Rosario e Souza, Assistant Notary of the


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Judicial Division of Bardez, Licentiate in Law Guilherme Diogo Jose Conceicao das Dores Lobo, under Book No.627 at folio 57 reverse, Presented under No.3 of the Diary of 27th November 1962, Sold the said properties to Mr.Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes.


- d) That by virtue of said Sale Deed, dated 17/09/1962, the said properties were inscribed in Land Registration Office of Judicial Division of Bardez under Inscription No. 40710 at folio 45 reverse of G44 in the name of Mr. Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes.
- e) That said Mr. Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes expired on 24/01/2010 leaving behind his widow, Smt. Anastasia Magdalena Mendes, as his moiety and half sharer and his only one Son namely;
 - i) Mr. Oswald Peter Mendes Married to Mrs. Maria Guilhas Vita Mendes as his only Successors.
- f) That said Mr. Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes and his wife Mrs. Anastasia Magdalena Mendes had jointly executed a Deed of Acquiescence, dated 07/11/1997, registered at page 61 onwards of Book No.786 of Notary Ex-officio Office & Civil Cum Sub Registrar of Bardez, to devise and bequeath by way of will, concerning their share in the said properties in favour Mr. Oswald Peter Mendes.

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- g) It is Further Seen that, Mr. Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes had executed a Will, dated 7/11/1997, Registered at page 7 onwards of Book No.203 of Notary Ex-officio Office of Civil cum Sub Registrar of Bardez on 11/12/1997 and his wife Mrs. Anastasia Magdalena Mendes, had executed a Will, dated 7/11/1997, Registered at page 9 onwards of Book No.203 of Notary Ex-officio Office of Civil cum Sub Registrar of Bardez on 11/12/1997, to devise and bequeath by way of will, their share in the said properties, in favour of Mr. Oswald Peter Mendes.
- h) That upon the death of Mr. Lino Santano Severiano Mendes alias Lino Severiano Santana Mendes, the said Mrs. Anastasia Magdalena Mendes and Mr. Oswald Peter Mendes had executed Succession Deed, dated 09/09/2020 declaring Mrs. Anastasia Magdalena Mendes and Oswald Peter Mendes as sole and testamentary heir.
- i) That Said Mrs. Anastasia Magdalena Mendes, Oswald Peter Mendes and his wife Mrs. Maria Guilhas Vita Mendes sold said properties to Spark Development Pvt. Ltd by virtue of Deed of Sale, dated 05/08/2022, registered in the office of the Sub Registrar of Bardez, under Registered No.BRZ-1-3462-2022, Book No. I, Document, dated 05/08/2022.

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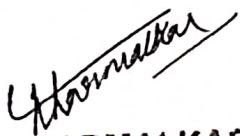

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- j) I have also gone through the latest Form I and XIV pertaining to the properties bearing survey number 57/3 and 56/28 of Nagoa Village and it is found the name of Spark Development Pvt. Ltd is found recorded in the occupants column based on the above Sale Deed, however it is seen that with respect to property bearing survey No. 56/28 of Nagoa Village name of previous owner (Mr. Lino Santano Severiano Mendes) is found recorded in the cultivators column.
- k) I have also gone through the Nil Encumbrance certificate with respect the properties bearing surveyed Number 57/3 and 56/28 of Nagoa Village issued by Sub Registrar of Mapusa, dated 25/04/2024 and as such I found that the said properties are unencumbered and upon making search in the sub registrar of Mapusa, I did not find any encumbrances over the said properties registered in the said office and therefore the above properties are free from all encumbrances and charges.
- l) That I have gone through the zoning certificate with respect to the property surveyed under Survey No.57/3 of Nagoa Village, the same is falls under "Residential Zone" having (S3/R3) status with permissible 60 FAR.


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- m) All the relevant documents of title which have been mentioned hereinabove in connection with the said properties which are placed before me are photo copies verified with the originals. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said properties are transferable and the transferor has right to transfer the said properties. However the property bearing survey No56/28 of Nagoa Village being a paddy field can be bought only by a farmer having farmers certificate.
- n) I have also verified that the said properties are not attached by court of law as per the inspections carried out by me in the respective offices.
- o) No tenancy laws and no minor's interest are involved in the said Properties and the same exclusively belong to Spark Development Pvt. Ltd


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CERTIFICATE

I, therefore certify that the title of SPARK DEVELOPMENT PVT.LTD to the said properties is clean, clear and marketable.

This Certificate is made in favour SPARK DEVELOPMENT PVT. LTD, Represented herein by its Manager and Authorized Representative, MR. NAVNATH DIVKAR alias NAVNATH DATTA DIVKAR, Resident of H.No.6/94/B, Cobra Vaddo, Calangute, Bardez- Goa based on the documents, placed and produced before me which are photo copies.


ADVOCATE

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