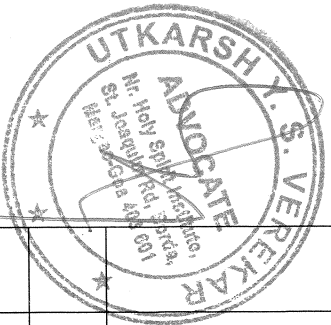


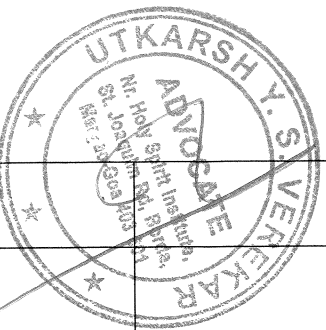
Date: 14/03/2020

SUB: TITLE REPORT OF THE PROPERTY BELONGING TO Mr.
ANTONIO BLASCO DA COSTA GRACIAS, situated at Borda,
Margao within the limits of Margao Municipal Council,
Taluka and Sub-District of Salcete, District of South-Goa,
State of Goa surveyed under Chalta No. 15 & 16 of P T Sheet
No. 194.

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL THAT property surveyed under Chalta No. 15 & 16 of P T Sheet No. 194, which was earlier part of bigger property known as Predio Rustico Urbano De Casa De Morada situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa described in the land registration office of Salcete under No. 43572 New Series, enrolled in the Land revenue office of Salcete under Matriz No. 677 and 679 of Margao City.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/ce rtified copy/certifi ed/ extract/ photo copy, etc.	In case of copies whether the original was scrutinized by the Advocate
	1.		Land Registration	Photo Copy	No
	2.	20/08/1997	Deed of Partition of Family Property, dated 20/08/1997.	Photo Copy	No
	3.	03/01/2003	Form B issued by office of the Inspector of Survey & land Records, under Chalta No.15 and 16 of P. T. Sheet No.194 of city survey Margao.	Photo Copy	No
	4.	22/01/2003	Judgement & Order under case No.LRC/PART/160/2001/2109	Photo Copy	No



			filled in the court of the Deputy Collector and Sub-Divisional Officer, Margao Goa, dated 22/01/2003.		
	5.	30/01/2020	Sanad, under No.AC-1/SAL/SG/CONV/48/2019/1350, issued by office of the Collector, South Goa District dated 30/01/2020.	Photo Copy	No
	6.	14/06/2019	Deed of Sale, dated 14/06/2019 duly registered in the office of Sub-Registrar of Salcete, under Reg. No.MGO-1-1676-2019, dated 05/07/2019.	Photo Copy	No
	7.	14/06/2019	Deed of Sale, dated 14/06/2019 duly registered in the office of Sub-Registrar of Salcete, under Reg. No.MGO-1-1680-2019, dated 05/07/2019.	Photo Copy	No
	8.	07/07/1988	General Power of Attorney, dated 07/07/1988, executed before notary Francisco Monte Da Silva under reg. No.5678.	Photo Copy	No
	9.	13/09/1988	General Power of Attorney, dated 13/09/1988, executed before notary Caetano do Rosario Rodrigues under reg. No.1050/2000.	Photo Copy	No
	10.	02/01/2020	Development Permission under No. SGPDA/P/6248/1467/19-20 issued by South Goa Planning & Development Authority, dated 02/01/2020.	Photo Copy	No
	11.	27/02/2020	Construction License under No. A/55/2019-20 issued by Margao Municipal Council, Margao Goa, dated 27/02/2020.	Photo Copy	No
	12.	02/03/2020	Nil Encumbrance Certificate issued by Sub-Registrar of Salcete, Margao Goa,	Original Copy	To be obtained
5	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in				



title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.

All that property known as PREDIO RUSTICO URBANO DE CASA DE MORADA, situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and sub-District of Salcete, District of South Goa, State of Goa, Described in the land Registration Office of Salcete under No.43572 New series, enrolled in the land Revenue office of Salcete under Matriz No.677 and 679 and bounded as under:

East : by the property of the heirs of Floriano Miranda and Joaquim Salvador Andrade

West : by the property of Joaquim Salvador Andrade

North: by public road

South : by the top of the hill surveyed under Chalta no.8 and 9 of P. T. Sheet No.155

(Hereinafter referred to as the "SAID PROPERTY")

All that plot denominated as plot No.6, admeasuring an area of 319 sq. mts., and plot No.7, admeasuring an area of 522 sq. mts., both plot were part of bigger property which is described herein above and the said both plots which is presently surveyed under Chalta No.15 & 16 of P. T. Sheet No.194 and is bounded as under:

Plot No.6

East : by Chalta No.7 of PTS No.194

West : by Chalta No. 6 of PTS 194 and 6 mts. wide road

North: by Chalta No.14 of PTS No.194 and

South: by Chalta No.16 of PTS No.194

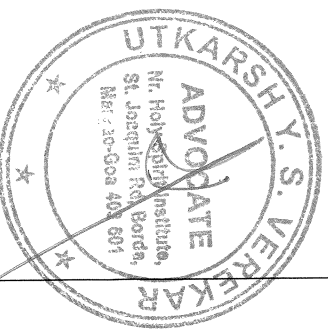
Plot No.7

East : by Chalta No.7 of PTS No.194

West : by Chalta No. 6 of PTS 194 and 3 mts wide road

North: by Chalta No.15 of PTS No.194 and

South: by Chalta No.17 of PTS No.194



(Hereinafter referred to as the "SAID PLOT")

As per the first **DOCUMENT No.1** that the Said property originally belonged to Mr. Francisco Xavier Noe Gracias, it being inscribed in his name in the Land Registration Office of Salcete under No. 46525.

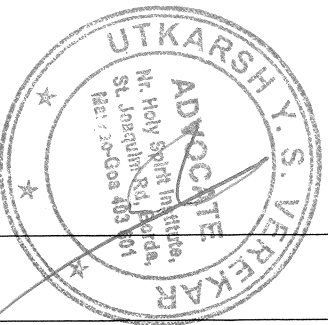
Further by way of this **doc. No.2** Deed of Partition of Family Property, dated 20/08/1997, the said entire property was partitioned into fourteen plots and property of our interest i.e. the plots Nos.6 and 7 were allotted to Mr. Jose Carlos da Veiga Gracias.

DOCUMENT No.3 After partitioning the said property the name of said Mr. Jose Carlos da Veiga Gracias were include in **Form B** issued by office of the Inspector of Survey & Land Records, under Chalta No.6 to 16 of P. T. Sheet No.194 of city survey Margao.

DOCUMENT No.4 Judgment & Order under case No.LRC/ PART/160/2001/2109 filled in the court of the Deputy Collector and Sub-Divisional Officer, Margao Goa, dated 22/ 01/2003. That the plots Nos.6 and 7 allotted to Mr. Jose Carlos da Veiga Gracias Surveyed under Chalta No.519/3 of Margao City, and after partition New survey No. was allotted bearing Chalta Nos. 15 and 16 of P. T. Sheet No.194 of Margao City.

That said Mr. Jose Carlos da Veiga Gracias had converted the agricultural land into non agricultural land and obtained the conversion Sanad, which can be seen by this **DOCUMENT No.5** No.AC-1/SAL/SG/CONV/ 48/2019 /1350, issued by office of the Collector, South Goa District dated 30/01/2020 of the property surveyed under Chalta Nos. 15 and 16 of P. T. Sheet No.194 of Margao City for purpose of residential use only.

DOCUMENT No.6 Further Mr. Jose Carlos da Veiga Gracias, bachelor, along with consenting parties Mrs. Maria Dos Anjos Da Veiga Gracias Coutinho and her husband Mr. Jose Francisco Sales Da Veiga Gracias Coutinho, Ms. Maria Do Ceu Veiga Gracias, Mr. Vactor Manuel Da Veiga Gracias, Mr. Alan Do Carmo Veiga Gracias had sold the plot No. 6, admeasuring an area of 319 sq. mts. under Chalta No.15 of P. T. Sheet



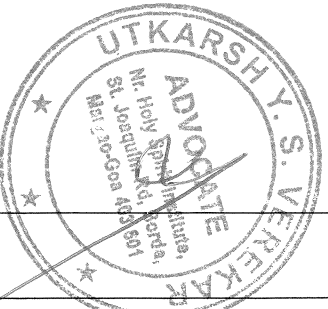
No.194 to Mr. Antonio Blasco da Costa Gracias vide this **Deed of Sale**, dated 14/06/2019 duly registered in the office of Sub-Registrar of Salcete, under Reg. No.MGO-1-1676-2019, dated 05/ 07/2019.

DOCUMENT No. 7) Further by this **Deed of Sale**, dated 14/06/2019 duly registered in the office of Sub-Registrar of Salcete, under Reg. No.MGO-1-1680-2019, dated 05/07/2019 that the said Mr. Jose Carlos da Veiga Gracias, bachelor, along with consenting parties Mrs. Maria Dos Anjos Da Veiga Gracias Coutinho and her husband Mr. Jose Francisco Sales Da Veiga Gracias Coutinho, Ms. Maria Do Ceu Veiga Gracias, Mr. Vactor Manuel Da Veiga Gracias, Mr. Alan Do Carmo Veiga Gracias had sold the plot No. 7, admeasuring an area of 522 sq. mts. under Chalta No.16 of P. T. Sheet No.194 to Mr. Antonio Blasco da Costa Gracias.

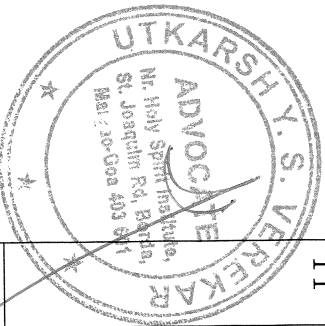
DOCUMENT No.8 & 9) For above deed of sale two power of attorney were made i.e 1) **General Power of Attorney**, dated 07/07/1988, executed before notary Francisco Monte Da Silva under reg. No.5678 executant by Smt. Maria Do Ceu Veiga Gracias and Shri. Victor manuel Da Veiga Gracias in the favour of Shri. Jose Carlos da Veiga Gracias, Shri Jose Francisco Sales Da Veiga Coutinho and Smt. Maria Dos Anjos Da Veiga Gracias e Coutinho, and 2) **General Power of Attorney**, dated 13/09/1988, executed before notary Caetano do Rosario Rodrigues under reg. No.1050/2000 executant by Dr. Alan Do Carmo Veiga Gracias and his wife Mrs. Susana Berta Marques Fernandes Gracias in the favour of Mr. Jose carlos da Veiga Gracias, Mr. Jose Francisco Sales da Veiga Coutinho, Mrs. Maria Dos Anjos Da Veiga Gracias e Coutinho, Mr. Victor Manuel da Veiga Gracias and Mrs. Fausta do Rosario Veiga Coutinho Gracias.

DOCUMENT No. 10) is a **Development Permission** under No. SGFDA/P/6248/1467/19-20 issued by South Goa Planning & Development Authority, dated 02/01/2020 to Mr. Antonio Blasco da Costa Gracias for carrying out the construction of building (ground+4), Row Bungalows & Amalgamation of plots bearing Chalta No.15 & 16 of P. T. Sheet 194 situated at Margao town.

DOCUMENT No. 11) That the said Mr. Antonio Blasco da Costa Gracias obtained a **Construction Licence** under No.A/55/2019-20 which is



	<p>issued by Margao Municipal Council, Margao Goa, dated 27/02/2020 for carrying out the proposed construction of residential building (Gr. + 4 floors) and Row Bungalows & amalgamation of plots bearing Chalta No.15 & 16 of P. T. Sheet 194 situated at Margao town.</p> <p><u>DOCUMENT No. 12)</u> is a Nil encumbrance certificate for the period of 30 years has to be obtained</p>	
6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. / Grantee / Allottee etc.	Full Ownership Rights
9	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes
10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether	Sanad, under No.AC-1/SAL/SG/CONV/48/2019/1350, issued by office of the Collector,



	requisite procedure followed/ permission obtained.	South Goa District dated 30/01/2020.
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
13	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No pending litigation seen from the documents produced.
	(b) Whether the title documents have any court seal/markings which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/markings	Not Applicable
15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	Nil Encumbrance Certificate to be obtained from Sub-Registrar of Salcete, Margao Goa, dated
16	Details of RFC extracts /mutation extracts/ Katha extract -pertaining to the property in question.	Surveyed under Chalta No.15 & 16 of P. T. Sheet No.194

Date : 14/03/2020

Place: Margao-Goa

Signature of the Advocate

