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1st December, 2017.

TITLE CERTIFICATE

At the request of my clients **M/S. SALDANHA DEVELOPERS PVT LTD.**, a company registered under the Companies Act, 1956. with its registered office at 5/6, Pawan Palace, Sitladevi Temple Road, Mahim, Mumbai, 400 016. I hereby certify that **M/S. SALDANHA DEVELOPERS PVT LTD.**, has a clear and marketable title to the property comprising of plots of land, surveyed under Survey No. 31/5, 7/4 and 8/7 of the Village of Nachinola, admeasuring 775, 850 and 1050 square meters respectively, admeasuring in the aggregate 2675 square metres.

The said property comprising of plot of land, surveyed under Survey No. 31/5, 7/4 and 8/7 of the Village of Nachinola, forms part and parcel of the western half of the larger property denominated "Gorbatta", wherein there existed a residential house, which property in turn comprises of three additions, the first denominated "Boqueporbuchem Batta" or "Teliachem Batta"; the second denominated "Gorbatta" or "Xir"; and the third denominated "Gorbatta", all interconnected and forming one property with the denomination of "Gorbatta" situated in the village of Nachinola, Sub-District and Taluka of Bardez, District of North Goa, described in



the Land Registration Office of Bardez at Mapusa, under no. 6148 at Page 258 and 259 of Book B (new).

The said property comprising of plots of land, surveyed under Survey No. 31/5, 7/4 and 8/7 of the Village of Nachinola plot of land admeasuring 2675 square metres square meters, is hereinafter referred to as the "said plot" for the sake of brevity and convenience.

This certificate is issued on a perusal of the documents referred to and listed at Annexure-I hereto and on due diligence conducted by me in respect of the title of the **said plot**, the title and possession of which has been acquired by **M/S. SALDANHA DEVELOPERS PVT LTD.**, by:

- (i). The Deed of Sale dated 08-12-2015, entered into between the Owner/Vendor, Mrs. Maria Arcangela D'Souza, widow of Anthony Rosario D'Souza, and **M/S. SALDANHA DEVELOPERS PVT LTD.**, which deed is registered with the office of the Sub-Registrar of Bardez under Document Registration no. BRZ-BK1-09092-2015 in Book-1 CD No. BRZD 775 dated 08-12-2015.

I. TRACING OF TITLE OF THE SAID PROPERTY



The **said plot** comprising of plots of land, surveyed under Survey No. 31/5, 7/4 and 8/7 of the Village of Nachinola, forms part and parcel of the western half of the larger property denominated "Gorbatta", which comprises of three additions:

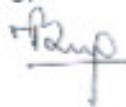
1. the first denominated "Boqueporbuchem Batta" or "Teliachem Batta";
2. the second denominated "Gorbatta" or "Xir"; and
3. the third denominated "Gorbatta",

all interconnected and forming one property with the denomination of "Gorbatta" situated in the village of Nachinola, Sub-District and Taluka of Bardez, District of North Goa, described in the Land Registration Office of Bardez at Mapusa, under no. 6148 at Page 258 and 259 of Book B (new), which western half of the said larger property, as per the Certificate of Registration issued by the land Registration Office is bounded as under:

On the **EAST**: by the property of the heirs of Honorato Agostinho
Ernestinho Coutinho,

On the **WEST**: by the property Gorbatta of heirs of Marinomo Vicente
Luiz de Saldanha and of Pascoal de Souza,

On the **NORTH**: on the North on the top of the hill of the
Comunidade of



Nachinola, and

On the **SOUTH**: by the field Verica of the Comunidade of Nachinola.

As per the survey records the **said plot** is found bounded as under:

On the **EAST**: partly by the property bearing Survey No. 31/1, partly by the road/passage and partly by the drain,


On the **WEST**: partly by the road and partly by the drain.

On the **NORTH**: partly by the property bearing Survey No. 31/4, 7/2, and partly by the property bearing Survey No. 8/6 of the Village of Nachinola, and

On the **SOUTH**: partly by the property bearing Survey No. 31/6, 7/5 and 8/8 of the Village of Nachinola

The title of the Vendors of **M/S. SALDANHA DEVELOPERS PVT LTD.**, to the **larger property** traces as under:

1. The property comprising of the western half of the larger property denominated 'Gorbatta', with the residential house existing therein, which property comprised of three additions, the first denominated 'Boqueporbuchem Batta' or 'Teliachem Batta'; the second denominated 'Gorbatta' or 'Xir'; and the third denominated 'Gorbatta', all interconnected and forming one property with the denomination of

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'Gorbatta' situated in the village of Nachinola, is found described in the Land Registration Office of Bardez at Mapusa, under No. 6148, and originally belonged to one Jose Luis Caetano de Souza and his wife Ana Regina Francisca de Nazareth Noronha.

2. By a Deed of Mortgage dated 3-02-1898, registered under No. 1012, at pages 247 of Book F second, the said Jose Luis Caetano de Souza and his wife Ana Regina Francisca de Noronha mortgaged inter alia the said property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 to one Diogo Salvador Lazaro de Sequeira of Nachinola, for a loan, which mortgage is registered in the Land Registration Office of Bardez under No. 1643 of Book C new 5.
3. In view of the failure to redeem the said mortgage, against payment of the loan amount and the interest due thereon, there were proceedings initiated by the said Diogo Salvador Lazaro de Sequeira, on 15-03-1909, for recovery of the said amount from the Judgment Debtor, the said Jose Luis Caetano de Souza by seeking inter alia the attachment of the property described in the Land Registration Office of Bardez at Mapusa, under No. 6148, wherein the sons and daughters-in-law of the said deceased Jose Luis Caetano de Souza and Ana Regina Francisca de Noronha, namely Jeronimo de Souza also known as Argemiro Jeronimo Caetano Domingos Vicent Ferrera and his wife Ernestina Julia Dias, Joaquim Mascarenhas de Souza also known as Mousinho

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Caetano Donato Joaquim Xavier Assuncao de Souza and his wife Maria Antonia D'Souza and Tomas Aquino de Souza also known as Hermino Joao Tomas Aquino de Piedade e Santana Souza and his wife Ana Maria Lobo, were the Judgment Debtors.

4. In attachment proceedings held on 16-09-1910, in the Judicial Court in the city of Mapusa for the attachment in the mortgage execution proceedings instituted by the said Diogo Salvador Lazaro de Sequeira as Decree Holder against the said Jeronimo de Souza also known as Argemiro Jeronimo Caetano Domingos Vicent Ferrera and his wife Ernestina Julia Dias, Joaquim Mascarenhas de Souza also known as Mousinho Caetano Donato Joaquim Xavier Assuncao de Souza and his wife Maria Antonia D'Souza and Tomas Aquino de Souza also known as Hermino Joao Tomas Aquino de Piedade e Santana Souza and his wife Ana Maria Lobo as Judgment Debtors, the property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 was put to auction, wherein the same was taken in auction by Jose Joaquim Gregorio de Sequeira as the highest bidder and accordingly by a Deed of Release of Credit dated 28-09-1910, the said Diogo Salvador Lazaro de Sequeira released the property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 to the said Jose Joaquim Gregorio de Sequeira, duly released and discharged from the said Mortgage Execution and accordingly by a Order of Release dated 28-

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09-1910, the said Diogo Salvador Lazaro de Sequeira released the said property to Jose Joaquim Gregorio de Sequeira.

5. Accordingly the said Jose Joaquim Gregorio de Sequeira, who was also known as Jose Joaquim Filipe Neri de Sequeira, got the conveyance of half of the property described under No. 6148 with half of the residential house existing thereon and the property described under No. 6149 inscribed in his name under Inscription No. 12264 at Page 45 of Book G-18 having bought the same in the Public Auction on 16-09-1910, in the hypothecation execution proceedings instituted by the said Diogo Salvador Lazaro de Sequeira against the said Jeronimo de Souza also known as Argemiro Jeronimo Cactano Domingos Vicent Ferrera and his wife and Others.

6. Subsequently by a Deed of Sale with Discharge of Price dated 14-08-1920, registered in the Office of the Notary Public of the Judicial Division of Bardez, Mr. Jose Joaquim Filipe Pinto de Menezes, at pages 75 reverse of Book No. 309, the said Jose Joaquim Gregorio de Sequeira also known as Jose Joaquim Filipe Neri de Sequeira transferred the said western half of the property denominated Gorbatta described in the Land Registration Office of Bardez under No. 6148, in favour of Felix Conceicao de Piedade de Souza.



7. Accordingly the said Felix Conceicao de Piedade de Souza got the conveyance of half of the property with half of the residential house existing thereon formally described under No. 6148 at pages 256 of Book B 16 new inscribed in his name under Inscription No. 16439 at Page 199 reverse of Book G-22 for having purchased the same from Jose Joaquim Gregorio de Sequeira by the said Deed dated 14-08-1920.
8. The said Felix Conceicao de Piedade de Souza was married to Asuntina Correia e D'Souza and out of the said wedlock they had 3 children namely two daughters Pantalina Filomena, Estrelina Luiza Maria, and one son Anthony Rosario D'Souza,
9. The said Felix Conceicao de Piedade de Souza expired on 26-09-1978 at Nachinola while his wife Asuntina Correia e D'Souza expired on 17-01-1985 at Mapusa, both without any Will or disposition of their last wish leaving behind them as their sole and universal heirs the following children:

- I. Pantalina Filomena Raposo married to Crisostino Vincente Joao Raposo, who expired on 20-10-1983 leaving behind the said Pantalina Filomena Raposo, as his widow and half sharer or Moiety Holder and as his sole and universal heirs the following children:



- i. Michael Raposo married to Olinda Florinda Raposo,
 - ii. Jacob Cyril Raposo married to Rumilda Tereza Raposo,
 - iii. Francis Joao Raposo married to Alvina Nirmala Raposo,
 - iv. Cacilda Bernadete Dias married to Vallerian Dias,
 - v. Veancia Lobo married to Aleluia Lobo.
- II. Estrelina Luiza Maria Pinto married to Cyril Nascimento Pinto, who expired on 25-10-1973 leaving behind the said Estrelina Luiza Maria Pinto as his widow and half sharer or Moiety Holder, who later expired on 7-04-2001 at Mumbai, both without any Will or disposition of their last wish leaving behind as their sole and universal heirs the following children:


- i. Martha Maria D'Sa married to John D'Sa,
- ii. Rumilda Tereza Raposo married to Jacob Cyril Raposo,
- iii. Angela Fernandes married to Cajetan Fernandes,
- iv. Julian Rosario Pinto married to Lorraine Pinto,
- v. Ruby Lowe married to Brian Lowe,
- vi. Savio Pinto married to Elaine Pinto.



III. Anthony Rosario D'Souza married to Maria Arcangela. The said Anthony Rosario D'Souza expired on 16-02-1981 leaving behind him, Maria Arcangela, as his widow and half sharer or Moiety Holder and as his sole and universal heirs the following children:

- i. Anna Francisca Pinto married to Bruno J. Pinto,
- ii. Fausto Anthony D'Souza, bachelor,
- iii. Audrey Fiona Pinto married to Carl Wilfred Pinto,
- iv. Savio D'Souza married to Alita D'Souza,
- v. Veancia Lobo married to Aleluia Lobo.


10. Mrs. Maria Arcangela D'Souza instituted Inventory Proceedings No. 187/2008/C in the court of Civil Judge Senior Division at Mapusa for partition and allotment of the estate left behind by her deceased parents-in-law namely the said Felix Conceicao de Piedade de Souza and Asuntina Correia e D'Souza, wherein the property bearing Survey No. 31/5, 8/7 and 7/4 were the only properties listed under Serial No. 1, 2 and 3 respectively in the description/list of Assets dated 18-03-2009 filed in the said proceedings which were allotted in terms of the chart of allotment dated 27-07-2009 and on an Auction the same were taken by the said Mrs. Maria Arcangela D'Souza and accordingly the said Mrs. Maria Arcangela D'Souza herein came to acquire the absolute right.


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title, interest and possession to the **said plot** in terms of the Order dated 10-08-2009 passed in the said Inventory Proceedings whereby the Chart of Allotment/Partition was confirmed and made absolute whereby the shares stood allotted to the said Mrs. Maria Arcangela D'Souza as the sole and exclusive owner of the **said plot**.

11. The said Chart of Allotment is duly registered by the said Mrs. Maria Arcangela D'Souza, against payment of the requisite Stamp Duty and Registration Fees before the Office of the Sub-Registrar at Mapusa under Registration No. 2351 at Pages 281 to 332 of Book No. I, Volume 2894 dated 20-11-2009, and subsequently the said Mrs. Maria Arcangela D'Souza has secured the insertion of her name in the Occupants Column as the Sole Occupant in the Form I and XIV of the Survey No. 31/5, 8/7 and 7/4 under Mutation Nos. 37397, 37398 and 37399 respectively, having got her name recorded in the Occupant's Column in respect of the **said plot** in terms of the provisions of Land Revenue Code.

12. The payment of the consideration has been effected partly on deferred basis in installments, as indicated in the Deed of Sale at Annexure-I. The statutory charge on the **said plot** under section 54(4) (4)b of Transfer of Property Act, for the unpaid consideration, as I am informed by **M/S. SALDANHA DEVELOPERS PVT LTD.**, stands



discharged/released against realization of the post- dated cheques referred to at Annexure-I to the Deed.

II. POSSESSION

Upon purchase of the **said plot**, based on the said title and possession **M/S. SALDANHA DEVELOPERS PVT LTD.**, filed an application for mutation seeking inclusion of its name in the Occupants' Column of Form I and XIV of the **said plot**, accordingly the name of **M/S. SALDANHA DEVELOPERS PVT LTD.** has been ordered to be included in the Occupants' Column of Survey No. 31/5, 8/7 and 7/4 of the Village of Nachinola, under Mutation Nos. 54806, 54807, and 55256 respectively, having got its name recorded in the Occupant's Column as the sole occupant in respect of the **said plot** in terms of the provisions of Land Revenue Code.

M/S. SALDANHA DEVELOPERS PVT LTD. has apparently also applied for conversion of use of land in respect of the entire area of Survey No. 7/4 of the Village of Nachinola, under Section 32 of the Goa, Daman and Diu Land Revenue Code, against payment of conversion fees of Rs.86,700/- under Challan No. 201700589072, dated 09-08-2017 which has been granted by the Office of the Deputy Collector & S.D.O. Panaji vide Conversion Sanad bearing No. 4/13/CNV/AC-III/2017/962 dated 14-08-2017 on the conversion having been approved by the Deputy Town Planner, Town and Country



Planning Department vide Report No.TPB/2883/NAC/TCP-17/1321 dated 10-05-2017.

M/S. SALDANHA DEVELOPERS PVT LTD. has also been accorded the Technical Clearance by the Deputy Town Planner, Town and Country planning Department, Mapusa, Goa, vide Technical Clearance Order dated 17-02-2017, bearing No. TPB/2883/NAC/TCP/17/398 for the proposed amalgamation of plots, and construction of residential building blocks A, B and C, Club House, Swimming Pool and Compound Wall in terms of the approved plans in the property zoned as "Settlement Zone" in the Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021 in the property bearing Survey No. 7/4 and 7/5 of the Village of Nachinola, which Technical Clearance Order has been issued based on the Order issued by the Chief Town Planner vide No. 29/8/TCP/2012-13/RPG-21/STATUS/1803 dated 18-12-2014 against payment of the requisite infrastructure tax in the sum of Rs. 2,99,410/- payment of which has been effected vide Challan No. 383 dated 03-02-2017, which Order has the validity of three years from the date of issue of the construction license provided the Construction License is issued within a period of three years.

In furtherance to the said Technical Clearance Order dated 17-02-2017, **M/S. SALDANHA DEVELOPERS PVT LTD.** has been accorded the construction license by the Village Panchayat of Nachinola vide Construction License No.

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01/VP/NAC/CONST./2017-2018/55 dated 21-04-2017 for carrying out the construction of residential building blocks A, B and C, Club House, Swimming Pool and Compound Wall in terms of the approved plans in the property bearing Survey No. 7/4 and 7/5 of the Village of Nachinola, which Construction License has been issued as per Resolution No. 3(1) dated 17-04-2017, against payment of the construction fee in the sum of Rs. 89,000/- the receipt of which has been duly acknowledged vide Receipt No. 193/92 dated 21-04-2017.

So therefore based on the aforesaid facts, in my opinion in law along with the title of the **said plot** which was transferred and is possessed by **M/S. SALDANHA DEVELOPERS PVT LTD., M/S. SALDANHA DEVELOPERS PVT LTD.**, has a clear and marketable title to the **said plot** and the title of the Vendors to the **said plot** traces as above.

III. ENCUMBRANCES

Since the payment of the consideration has been effected on deferred basis in installments, and the statutory charge on the **said plot** under section 54(4) (4)b of Transfer of Property Act, for the unpaid consideration, as I am informed has been discharged/released against payment of the balance by post- dated cheques issued by **M/S. SALDANHA DEVELOPERS PVT LTD.**, for payment of the said installments there are no encumbrances in respect of the **said plot**.

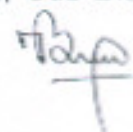


IV. MARKETABILITY OF TITLE

On the perusal of the documents listed at Annexure I, I therefore conclude that by virtue of the Deed of Sale dated 08-12-2015, entered into between the Owner/Vendor, Mrs. Maria Arcangela D'Souza, widow of Anthony Rosario D'Souza, and **M/S. SALDANHA DEVELOPERS PVT LTD.**, which deed is registered with the office of the Sub-Registrar of Bardez under Document Registration no. BRZ-BK1-09092-2015 in Book-1 CD No. BRZD 775 dated 08-12-2015, **M/S. SALDANHA DEVELOPERS PVT LTD.**, has acquired a clear and marketable title to the property described in the Schedule-I herein.

SCHEDULE - I

ALL that plot of land bearing Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola, admeasuring in the aggregate 2675 square meters, which plot of land forms part and parcel of the western half of the larger property denominated 'Gorbatta', wherein there exists a residential house, which property comprises of three additions, the first denominated 'Boqueporbuchem Batta' or 'Teliachem Batta'; the second denominated 'Gorbatta' or 'Xir'; and the third denominated 'Gorbatta', all interconnected and forming one property with the denomination of 'Gorbatta' situated in the village of Nachinola, Sub-District

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and Taluka of Bardez, District of North Goa, which is described in the Land Registration Office of Bardez at Mapusa, under No. 6148 at Page 258 and 259 of Book B (new), which western half of the said larger property, as per the Certificate of Registration issued by the Land Registration Office is described as under :

On the **EAST**: by the property of the heirs of Honorato Agostinho Ernestinho Coutinho,

On the **WEST**: by the property Gorbatta of heirs of Marinomo Vicente Luiz de Saldanha and of Pascoal de Souza,

On the **NORTH**: on the North on the top of the hill of the Comunidade of Nachinola, and

On the **SOUTH**: by the field Verica of the Comunidade of Nachinola.

and as per the survey records is bounded as under:

on the **EAST**: partly by the property bearing Survey No. 31/1, partly by the road/passage and partly by the drain,

on the **WEST**: partly by the road and partly by the drain,

on the **NORTH**: partly by the property bearing Survey No. 31/4, 7/2, and partly by the property bearing Survey No. 8/6 of the Village of Nachinola, and



on the SOUTH: partly by the property bearing Survey No. 31/6, 7/5
and 8/8 of the Village of Nachinola.

ANNEXURE I

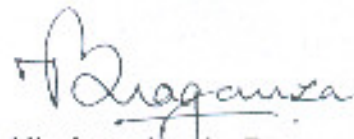
<u>Sr. No.</u>	<u>Particulars</u>	<u>Original/ Xerox/ Certified Copy</u>
1.	Deed of Sale dated 08-12-2015, registered with the office of the Sub-Registrar of Bardez under Document Registration no. BRZ-BK1-09092-2015 in Book-1 CD No. BRZD 775 dated 08-12-2015.	Original
2.	Description Certificate of the Land Registration Office of Bardez at Mapusa, under no. 6148 at Page 258 and 259 of Book B (new).	Certified
3.	Deed of Mortgage dated 3-02-1898, registered under No. 1012, at pages 247 of Book F second, which mortgage is registered in the Land Registration Office of Bardez under No. 1643 of Book C new 5.	Certified
4.	Deed of Sale with Discharge of Price dated 14-08-1920, registered in the Office of the Notary Public of the Judicial Division of Bardez, Mr. Jose Joaquim Filipe Pinto de Menezes, at pages 75 reverse of Book No. 309.	Certified
5.	Certificate of Inscription No. 16439 at Page 199 reverse of Book G-22.	Certified

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6.	Records and proceedings in Inventory Proceedings No. 187/2008/C in the court of Civil Judge Senior Division at Mapusa.	Certified
7.	Chart of Allotment registered before the Office of the Sub-Registrar at Mapusa under Registration No. 2351 at Pages 281 to 332 of Book No. 1, Volume 2894 dated 20-11-2009.	Original
8.	Form I and XIV of the property surveyed under new Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola.	Certified
9.	Technical Clearance by the Deputy Town Planner, Town and Country planning Department, Mapusa, Goa, vide Technical Clearance Order dated 17-02-2017, bearing No. TPB/2883/NAC/TCP/17/398 for the proposed amalgamation of plots, and construction of residential building blocks A, B and C, Club House, Swimming Pool and Compound Wall in terms of the approved plans in the property zoned as "Settlement Zone" in the Regional Plan of Goa 2001 A.D. and Regional Plan of Goa 2021 in the property bearing Survey No. 7/4 and 7/5 of the Village of Nachinola.	Original
10.	Conversion Sanad, issued under Section 32 of the Goa, Daman and Diu Land Revenue Code, bearing No Conversion Sanad bearing No. 4/13/CNV/AC-	Certified

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	III/2017/962 dated 14-08-2017.	
11.	Construction License bearing No. 01/VP/NAC/CONST./2017-2018/55 dated 21-04-2017 issued by the Village Panchayat of Nachinola for construction of residential building blocks A, B and C, Club House, Swimming Pool and Compound Wall in terms of the approved plans in the property bearing Survey No. 7/4 and 7/5 of the Village of Nachinola.	Certified


Vledson Lucio Braganza
(Advocate)