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TITLE CERTIFICATE AND SCRUTINY REPORT

TITLE CERTIFICATE AND SCRUTINY REPORT IN RESPECT OF THE PROPERTY SURVEYED UNDER SURVEY NO.12/2 OF THE VILLAGE OF PILERNE, BARDEZ, GOA

At the instance of ACRON DEVELOPERS PVT.LTD. a company duly incorporated and registered under the Companies Act, 1956, and existing under the Companies Act 2013, having its registered office at Johnville, 13th Road, Chembur, Mumbai 400 071, bearing CIN No. U70100MH2003PTC 140421 and PAN card no. [REDACTED] we scrutinized the documents placed in our hands for our opinion and scrutiny and our opinion in the matter is as under:-

SCHEDULE OF THE PROPERTY

Property known as "Horta" also recorded in the survey records of the village of Pilerne as "kegdibatta" or "Cumbarbatta" and also known as "UborachemAddem" or "kaddibhat" or "Kombarbhat" situated within the limits of the Village Panchayat of Pilerne described in the Land Registration of Bardez under no. 17897 at pages 129 of Book B-47 (new) and bearing old cadastral survey no. 1755 corresponding to new survey no. 12/2 of village Pilerne and bearing Matriz no. 774 and presently bounded as per the survey records as under:-

On the North	: By Public Road;
On the South	: By the property bearing survey no. 12/8 of the Village of Pilerne and nullah;
On the East	: By property bearing survey no. 12/3 of Village of Pilerne;
On the West	: By property bearing survey no. 12/1 of Village of Pilerne.

Admeasuring 9,900 square metres or thereabout, and hereafter referred to as "The Said Property".

DOCUMENTS SCRUTINIZED:-

1. Certificate of Description bearing no. 17897 at pages 129 of Book B-47 (new)
2. Old cadastral survey Plan no. 1755
3. Certificate of Inscription bearing No. 12256
4. Form I & XIV
5. Survey Plan
6. Order dated 7/7/1913 passed in Inventory Proceedings bearing No.CH.1333 and registered under No.429 of Book No.4, by Civil Court of Judicial Division of Ilhas Goa
7. Deed of Declaration, Partition, Sales and Acquittances and Gifts dated 31/10/1957

8. Deed of Gift dated 30/12/1968
9. Deed of Gift dated 3/2/1976
10. Agreement for Development dated 23/9/2021 found registered under No. BRZ -1-3319-2021 dated 23/9/2021 Book -1.
11. Construction License dated 2/11/2021 issued by the V.P. of Pilerne
12. Certificate dated 19/8/2021 issued by the Asst/ Engineer, Electricity Department
13. Technical Clearance Order dated 5/8/2021
14. Consent letter dated 16/9/2021 issued by the Goa State Pollution Control Board
15. NOC dated 19/8/2021 issued by the Asst. Engineer PWD, Porvorim, Goa
16. License Letter dated 1/11/2021
17. Sanad dated 25/10/2021 issued by the Add. Collector North Goa District, Mapusa Goa
18. Nil encumbrance Certificate dated 16/9/2021

SEARCH CONDUCTED IN THE FOLLOWING OFFICES:-

- i) Land Survey Department
- ii) Department of Archives
- iii) Office of the Sub-Registrar of Bardez at Mapusa

- iv) Office of the Mamlatdar of Bardez at Mapusa
- iv) Office of the Collector of North Goa District Panaji
- v) Office of the Deputy Collector and SDO Mapusa
- vi) Office of the Talathi of the Village of Pilerne
- vii) Office of the Village Panchayat of Pilerne
- viii) Office of the Range Forest officer and Conservator of forests, Junta House Panaji
- ix) Town & Country Planning Department
- x) Revenue department to rule out acquisition of property
- xi) Office of the Superintendent of Civil Judge Senior Division and Junior Division Mapusa to rule out any pending litigation
- xii) Office of the Superintendent of the District Court and Addl. District Courts, Panaji/Mapusa to rule out any pending litigation and/or appeal.
- xv) Registrar of the Bombay High Court, Panaji bench, Goa to rule out any pending litigation

TRACING OF TITLE

The title to "The Said Property" traces as under:-

- (i)** THAT "The Said Property" subject matter of scrutiny bears survey no. 12/2 of village Pilerne, Bardez, Goa and admeasures 9900 sq.mts
- (ii)** That "The said Property" originally belonged to Salvador Caitano Lopes who was a resident of Verem, and he died as a Bachelor.
- (iii)** On his death, Inventory Proceedings were instituted in the Court of the Judicial Division of Ilhas of Goa in the year 1913 and in the said Inventory Proceedings, "The Said Property" came to be allotted to his nephew Jose Dionisio Rafael Xavier de Lourdes Lopes by Judgement and Order passed in the said Inventory Proceedings which were concluded on the 7/7/1913.
- (iv)** "The said property" was described in the Land Registration Office under the aforesaid no. 17897 and on the 20th April, 1939, "the said property" was inscribed under no. 12256 in favour of the said Jose Dionisio Rafael Xavier de Lourdes Lopes..
- (v)** It further revealed that in the numerical index of the Village of Pilerne of the Taluka of Bardez, "the said property" was recorded in the survey records of Village of Pilerne under

no. 1755 in the name of the said Jose Dionisio Rafael Xavier de Lourdes Lopes as owner thereof.

(vi) A further perusal of the document revealed that upon the death of the said Jose Dionisio Rafael Xavier de Lourdes Lopes, by Deed of Declaration, Partition, Sales with Acquittances and Gifts dated 31/10/1957 executed between the widow of the said Jose Dionisio Rafael Xavier de Lourdes Lopes and other heirs of the said Jose Dionisio Rafael Xavier de Lourdes Lopes executed before the then Notary Public Julia Rodrigues da Guerra Borlado and recorded in her books as evidenced from the certified copy of the said Deed "the said property" was allotted to Jose Ivo Romao Reginaldo das Dores Lopes on account of his paternal legitima and by the said Deed, the said Maria Leonildes gifted irrevocably in equal parts all her half disposable portion of all the assets, rights and shares existing and possessed by her, inter alia, in favour of the said Jose Ivo Romao Reginaldo das Dores Lopes, reserving for herself the life usufruct which extinguished on her death.

(vii) Thereafter by virtue of a Deed of Gift dated 30/12/1968 registered before the Sub-Registrar of Ilhas under no. 727 at pages 35 to 38 of Book no. I, Volume no. 39 on 31/12/1968, the said Jose Ivo Romao Reginaldo das Dores Lopes gifted "the Said Property" to his brother Minguel Antonio Josefato do

Rosario Pires e Lopes and accordingly the name of the said Miguel Lopes came to be recorded in Occupants Column of the Record of Rights /Form I and XIV maintained under the provisions of Land Revenue Code.

(viii) The documents further scrutinize reveal that by virtue of a Deed of Gift dated 03/02/1976 registered before the Sub-Registrar of Ilhas under no. 247 at pages 82 to 87 of Book I Volume 103 on 15/4/1976, the said Miguel Antonio Josefato do Rosario Pires e Lopes and his wife Milena Gracia De Santimano De Souza, gifted "The Said Property" back in favour of the said Jose Ivo Romao Reginaldo das Dores Lopes.

(ix) The said Jose Ivo Romao Reginaldo das Dores Lopes and his wife Otilia Filomena da Cunha by virtue of a Development Agreement dated 23/9/2021 found registered under No. BRZ - 1-3319-2021 dated 23/9/2021 Book -1, in the office of the Sub-Registrar of Bardez at Mapusa granted the said property to Acron Developers Pvt Ltd., for the purpose of developing the said Property and putting up construction thereon.

(x) The Technical Clearance Order dated 5/8/2021 issued by the Senior Town Planner reveals that technical clearance is granted for proposed construction of residential Villas in the said property.

- (xi)** The Certificate dated 19/8/2021 issued by the Asst/ Engineer, Electricity Department reveals that No Objection has been granted for carrying out construction in the said property
- (xii)** The NOC dated 19/8/2021 issued by the Asst. Engineer PWD, Porvorim, Goa reveals that NOC has been granted for Construction of residential Villas in said property.
- (xiii)** The Consent letter dated 16/9/2021 issued by the Goa State Pollution Control Board reveals that consent to establish is granted to the said Jose Ivo R.R.Das Dores Lopes
- (xiv)** The Sanad dated 25/10/2021 issued by the Add. Collecoctr North Goa District, Mapusa Goa reveals that the said property has been duly converted of use of land for non-agricultural purpose.
- (xv)** A perusal of the License Letter dated 1/11/2021 issued by the owners of the said property reveals that consent has been granted to Acron Developers Pvt. Ltd, to enter the said property for carrying development thereon.
- x) The Construction License dated 2/11/2021 issued by the V.P. of Pilerne, Goa reveals that the V.P. has been pleased to grant license after passing a resolution No.2(7) in the meeting of the Panchayat body held on 30/10/2021 resolved to issue construction licence and which came to be duly issued and the license fees came to be duly paid and acknowledged vide Receipt bearing No. 784/66 dated 2/11/2021 and the said

licence is valid until 1/11/2024 (i.e.) for a period of 3 years, for carrying out the construction of residential Villas (1 to 32) Swimming pool, Club House and Compound wall in Survey No.12/2 at Pilerne, Bardez, Goa.

Taking into consideration the revelations made in the documents scrutinized and the searches conducted by us, and the facts and circumstances referred to above we have to report that :-

- 1) The title of the Owner to the property surveyed under survey no. 12/2 of the village of Pilerne, Bardez, Goa is authentic, clear and marketable and free from any encumbrances and
- 2) the Owner is in legal and physical possession of the Property;
- 3) the Owner is solely entitled to deal with and develop the Property;
- 4) The construction of Villas proposed to be undertaken in the said properties have been duly approved by the TCP in terms of the approved plans and the V.P. of Pilerne, has issued construction licence for the purpose of lawfully carrying out construction of the villas in terms of the approved plans as well as the revised approved plans.

5) By virtue of the Development Agreement dated 23/9/2021 found registered under No. BRZ -1-3319-2021 dated 23/9/2021 Book -1, in the office of the Sub-Registrar of Bardez at Mapusa, Acron Developers Pvt. Ltd., have the right carry out development in the said Property on the terms and conditions and consideration more specifically set out therein and there would be no impediment for acquisition of any Villas in the above referred developmental property and the Development Agreement, authorizes Acron Developers Pvt. Ltd. to develop and sell the Villas a proposed to be constructed in the said property .

I have to also further state and confirm that there are no dues due and payable in respect of taxes or other outgoings to any of the statutory authorities.

There would therefore be no impediment for Acron Developers Pvt. Ltd., to enter into any concluded contract with any third party, in respect of the said property and the Villas to be constructed thereon.

Dated: 3/11/2021


(B.D.NAZARETH)