

Mr. D. S. Petkar (Notary)

Mr. Nilesh B. Naik

Mrs. Ana Clara Ejipsy e Remedios

Mr. Kevin J. Braganza

Miss Theola T. Dias

Miss Benifer Braganza



Anthony P. Braganza

Advocate & Associates

Office :

Comunidade Building, Near Church,
Mapusa, Bardez - Goa.

Phone : 2252760 / 2250294

Dated:-27/09/2018

TITLE REPORT

DOCUMENTS INSPECTED & SCRUTINIZED

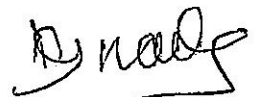
- 1) Survey Records in Form I & XIV with respect to the property surveyed under No. 351/2 of Village Aldona, of Bardez Taluka, Goa.
- 2) Survey Plan.
- 3) Xerox copy of the Inventory Proceedings bearing No. 147/2000/A instituted before the Court of the Civil Judge Senior Division "A" Court at Mapusa.
- 4) Xerox copy of the Construction License dated 25/05/2017 issued by the Office of the Village Panchayat Aldona, Bardez, Goa bearing No. VPA/P-25/500/17-1.
- 5) Xerox copy of the Agreement for Development cum Sale dated 16/08/2012 duly executed before the Office of

ADV. NILESH B. NAIK
No. MAH/3016/2003

Notary Public Shri. D. S. Petkar having office at Mapusa and registered under no. 17268/2012.

- 6) Xerox Copy of the Technical Clearance Order dated 24/3/2017 issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa; and bearing Ref. No. TPB/3030/ALD/TCP-17/973 and Inward No. 1161 for construction of residential building and compound wall in the property bearing survey no. 351/2 of Village Aldona survey records.
- 7) Xerox Copy of the Sanad dated 18/1/2018 issued by the Additional Collector-III under no. 4/106/CNV/AC-III/2017/73 with respect to the property surveyed under no. 351/2 of Village Aldona survey records admeasuring 975 Sq.mts.

The present Title Report is being prepared at the instance of "JEWEL CORPORATION", having PAN Card No. AEEFJ8457E and having its registered office at Shop No. 1 & 2, Jewel heights, Altinho, Mapusa, Bardez, Goa; A partnership firm represented by its partner MR. JOSEPH THOMAS D'SOUZA, resident of Eden Garden, Damadem, Tivim, Bardez, Goa.



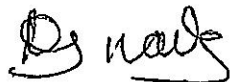
ADV. NILESH B. NAIK
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This Title Report pertains to the property surveyed under nos. 351/2 totally admeasuring 1000 Sq.mts. of Village Aldona survey records.

BRIEF BACKGROUND OF THE SAID PROPERTY

From the records made available to me it is seen that originally there exists a property known as "COIRUTA" in which there exists a room of masonry stones situated in the ward of Coiruta of the Village Panchayat of Aldona, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa totally admeasuring 1000 Sq.mts and the same is surveyed under survey No. 351/2 of Village Aldona survey records;

That the said property originally belonged to Paul D'Cruz Fernandes alias Thomas Fernandes alias Paul Fernandes alias Paulo Da Cruz Jose Fernandes who expired on 18/11/1993 at Dubai.



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Subsequently on the demise of said Paul D'Cruz Fernandes alias Thomas Fernandes alias Paul Fernandes alias Paulo Da Cruz Jose Fernandes his widow Mrs. Lourdina Fernandes Alias Lourdinha Fernandes initiated Inventory Proceedings in the Court of Civil Judge, Senior Division "A" Court at Mapusa being Inventory Proceedings No. 147/2000/A. In the said Inventory Proceedings the property referred hereinabove was the only property enlisted. On conclusion of the said Inventory Proceedings, aforesaid property was exclusively allotted in favour of Mrs. Lourdina Fernandes alias Lourdinha Fernandes.

Pursuant to the said Inventory Proceedings the said Mrs. Lourdina Fernandes alias Lourdinha Fernandes, became the exclusive owner in possession of the said property surveyed under No. 351/2 of Village Aldona survey record and totally admeasuring 1000 Sq.mts without any interference, objection or obstruction from anyone whomsoever.

Thereafter "JEWEL CORPORATION", having its registered office in Mumbai; A partnership firm represented by its partner MR. JOSEPH THOMAS D'SOUZA, entered into Agreement for Development Cum Sale dated 16th August, 2012 duly executed before the Office of the Notary Public Mr. D. S. Petkar, having office at Mapusa and registered under no. 17268/2012 with the



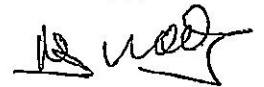
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That the said **MRS. LOURDINA FERNANDES**, have also obtained Sanad dated 18/1/2018 issued by the Additional Collector-III under no. 4/106/CNV/AC-III/2017/73 with respect to the property surveyed under no. 351/2 of Village Aldona survey records admeasuring 975 Sq.mts.

That the said "**JEWEL CORPORATION**", having its registered office in Mumbai; A partnership firm represented by its partner **MR. JOSEPH THOMAS D'SOUZA**, have obtained Construction License dated 25/05/2017 issued by the Office of the Village Panchayat Aldona, Bardez, Goa bearing No. VPA/P-25/500/17-1, for construction of residential building and compound wall in the said property bearing survey no. 351/2 of Village Aldona survey records and accordingly construction is in progress.

That as the proposed residential building and the compound wall is under construction it was brought to my knowledge that the said "**JEWEL CORPORATION**" have still not obtained the Occupancy Certificate from the Office of the Village Panchayat of Aldona.

In view of the above, and based on the documents furnished to me I certify that the title of said **MRS. LOURDINA**

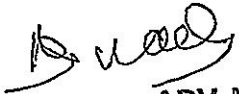


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FERNANDES ALIAS LOURDINHA FERNANDES with "JEWEL CORPORATION", represented by its partner MR. JOSEPH THOMAS D'SOUZA as a Confirming Party with respect to property surveyed under no. 351/2 totally admeasuring 1000 Sq.mts. of Village Aldona survey records is clear and marketable.

Mapusa

27/9/2018


(SHRI NILESH B. NAIK) ADV. NILESH B. NAIK
NO. MAH/3016/2003

ADVOCATE