

D. P. AGNI B. Com., LL. B.
Advocate & Notary

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THE TITLE VERIFICATION REPORT

At the instance of M/S VISION DEMPO HOSPITALITY & ESTATES PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at H. No. 179/C-1, Bairo Alto Dos Pilotos, Jose Falcao Road, Panaji, Goa, I have inspected the following documents in order to submit the Title Verification Report in respect of the below mentioned property.

Description of the property:

ALL THAT property admeasuring 990.00 sq. mts., bearing Survey No. 367/6 of Village Socorro, forming part of the larger property identified as "ZAMBUL GALUM" also known as "ZAMBU GALLUM" (two thirds), which property is described in the Land Registry of Bardez Comarca under No. 50452 at Page 108 of the Book-B-106 and enrolled in the Taluka Revenue Office under No. 1711 of the 1st Circumscription, situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka Bardez and Registration



Sub-District of Bardez, District of North Goa in the State of Goa and bounded as under:

- On the North : By the property bearing Survey No. 367/1 and 369/3 of Village Socorro
On the South : By the property bearing Survey No. 367/11 of Village Socorro and Road
On the East : By the Road
On the West : By the property bearing Survey No. 369/3 of Village Socorro

The aforesaid property is an independent and distinct entity and shall be hereinafter referred to as the "SAID PROPERTY", for the sake of brevity.

DOCUMENTS INSPECTED.

1. Certificate of Inscription and Description issued by the Land Registrar of Bardez.
2. Deed of Sale dated 03/07/1970 registered before the Sub Registrar of Bardez under Reg. No. 3774 at Pages 337 to 340 of Book No. 1 Volume 41 dated 19/08/1970.
3. Deed of Succession dated 25/06/2019 has been drawn before the Notary Ex-officio of Bardez at Folio 21V to 23V of Book No. 865 of the Book of Deed of Succession.

4. Order dated 31/03/1990 passed by the Deputy Collector and S.D.O. at Mapusa in Case No. 18/127/89/LRC/MISC/910.
5. Agreement for Sale and Development dated 05/10/2021 registered before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-1-3506-2021 dated 06/10/2021.
6. Form No. I & XIV of Survey No. 367/6 of Village Socorro.
7. Survey Plan of Survey No. 367/6 of Village Socorro.
8. Sanad dated 22/05/2015 bearing no. RB/CNV/BAR/AC-I/35/2015 issued by the Addl. Collector, North Goa District at Mapusa.
9. Technical Clearance Order dated 08/12/2021 bearing No. TPB/1546/SOC/TCP-21/5808 issued by the Office of the Senior Town Planner, Mapusa, Goa.
10. Construction License dated 05/01/2022 bearing No. VP/SOC/1585/2021-2022 issued by Village Panchayat Socorro.
11. Approved Plans.
12. NOC dated 04/01/2022 bearing No. PHCP/NOC/2021-22/1951 issued by the Medical Officer, I/C, Primary Health Centre Porvorim, Bardez, Goa.
13. Nil Encumbrance Certificate No. 2206 of 2021 dated 11/10/2021 issued by Sub Registrar of Bardez.



TITLE REPORT

I have perused the abovementioned documents:

1. The documents at Sr. No. 1 hereinabove suggest that the SAID PROPERTY was inscribed in favour of Miguel Antonio Vicente Coelho, having purchased the same from Babol Pundolica Ambro and his wife Baguirti Ambre vide a Deed dated 01/03/1961 drawn by the Substitute Notary of Judicial Division of Bardez, Camilo De Souza at Folio 50V of Book No. 608.
2. The documents at Sr. No. 2 suggest that said Miguel Antonio Vicente Coelho and his wife, Maria Basila Pereira, as the lawful owners of the said property sold the said property to Micael Reginaldo Mascarenhas alias Michael Reginald Mascarenhas.
3. The document at Sr. No. 3 suggest that said Micael Reginaldo Mascarenhas alias Michael Reginald Mascarenhas expired on 09/05/2016 and upon his death a Deed of Succession dated 25/06/2019 have been drawn before the Notary Ex-officio of Bardez and by virtue of the said Deed of Succession, (1) Mrs. Lina Rosaria Francisca Vas E Mascarenhas, (2) Mr. Hayden Xavier Mascarenhas, (3) Mr. Mervyn Sanjay Mascarenhas, (4) Mrs. Neeta



Sastry alias Neeta Mascarenhas, (5) Mrs. Hazel Veena Mascarenhas alias Hazel Veen Pareira and (6) Mr. Steve Raphael Stanely Pereira have been declared as the legal heirs/successors of late Micael Reginaldo Mascarenhas alias Michael Reginald Mascarenhas.

4. The document at Sr. No. 4 suggest that the name of Michael Reginaldo Mascarenhas has been ordered to be recorded in the Occupants Column in Form I & XIV of Survey No. 367/6 f Village Socorro.

5. The document at Sr. No. 5 suggest that (1) Mrs. Lina Rosaria Francisca Vas E Mascarenhas, (2) Mr. Hayden Xavier Mascarenhas, (3) Mr. Mervyn Sanjay Mascarenhas, (4) Mrs. Neeta Sastry alias Neeta Mascarenhas, (5) Mrs. Hazel Veena Mascarenhas alias Hazel Veen Pareira and (6) Mr. Steve Raphael Stanely Pereira, as the present lawful owners of the said property, claiming through late Michael Reginaldo Mascarenhas, have entered into an Agreement for Sale and Development dated 05/10/2021 with M/S Vision Dempo Hospitality & Estates Pvt. Ltd. That by virtue of the said Agreement, the said Vendors have agreed to sell the said property to M/S Vision Dempo Hospitality & Estates Pvt. Ltd., on the terms and conditions and for consideration as mentioned in the said Agreement.

6. The document at Sr. No. 6 suggest that the name of Michael Reginaldo Mascarenhas stands recorded as occupant in Form I & XIV of the said property and there are no other entries to suggest any other encumbrance on the said property.

7. That the document at Sr. No. 8 suggests that permission has been granted by the Addl. Collector of North Goa, Mapusa to use the said property for residential purpose with 80 F.A.R.

8. That the document at Sr. No. 9 suggests that Technical Clearance Order has been granted by the Dy. Town Planner, Mapusa to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct residential Building and Compound Wall on the said property.

9. That the document at Sr. No. 10 suggests that the Village Panchayat Socorro has issued Construction License to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct residential Building and Compound Wall on the said property.

10. That the document at Sr. No. 11 are the approved Plans of the proposed construction to be undertaken in the said property.

11. That the document at Sr. No. 12 suggests that N.O.C. has been granted by the Medical Officer, I/C Primary Health Centre,



Porvorim, Bardez, Goa, to Vision Dempo Hospitality & Estates Pvt. Ltd. to construct residential Building and Compound Wall on the said property.

12. That the document at Sr. No. 13 suggests that Sub Registrar of Bardez have certified that there are no encumbrances affecting the said property from 19th August 2006 to 6th October 2021.

I am therefore of the opinion that:

a) (1) Mrs. Lina Rosaria Francisca Vas E Mascarenhas, (2) Mr. Hayden Xavier Mascarenhas, (3) Mr. Mervyn Sanjay Mascarenhas, (4) Mrs. Neeta Sastry alias Neeta Mascarenhas, (5) Mrs. Hazel Veena Mascarenhas alias Hazel Veen Pereira and (6) Mr. Steve Raphael Stanely Pereira are the lawful owners of the SAID PROPERTY which is described hereinabove and they have clean, clear and marketable title to the SAID PROPERTY.

b) That by virtue of Agreement for Sale and Development dated 05/10/2021 registered before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-1-3506-2021 dated 06/10/2021, M/s Vision Dempo Hospitality & Estates Pvt. Ltd. have acquired a valid

subsisting right to develop the said property by constructing thereon a residential building and to sell to any third party/s the residential flats to the exclusion of three 2BHK Flats to be allotted to the owners of the property, in terms of the said Agreement.

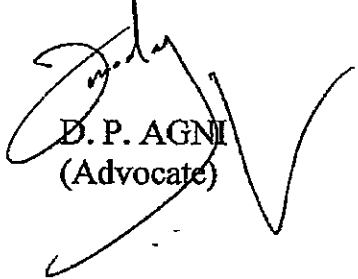
c) That the SAID PROPERTY is not affected by any acquisition or requisition proceedings.

d) That the provisions of Urban Land Ceiling Act are not applicable in the State of Goa.

Issued without prejudice.

Place: Panaji, Goa.

Date: 14/01/2022


D. P. AGNI
(Advocate)