



THE TITLE VERIFICATION REPORT

At the instance of M/S. HORIZON LAND DEVELOPMENTS PVT. LTD., a company incorporated under the Indian Companies Act, 1956, having its registered office at 2ND Floor, House No. 435/38, Horizon Square, near Canara Bank, Chogm Road, Alto Pilerne, Porvorim, Bardez, 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 known as "PONGERACHO AKH" or "PONGURACHO AKH", admeasuring 2050.00 sq. mts., not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey no. 46/5 of Village Marra, situated at Village Pilerne Marra, within the limits of Village Panchayat of Pilerne Marra, Taluka Bardez, District of North Goa and bounded as under:

North : By property bearing survey no. 39/28 of village Marra
South : By property bearing survey no. 45/1 of village Marra
East : By property bearing survey no. 41 of village Marra
West : By property bearing survey no. 46/4 of village Marra



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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. Will dated 18/02/1972 of Joao Xavier De Almeida, drawn up before the Office of the Notary Public Ex-Officio of Salcete at page 26 onwards of the Book of Will no. 70.
2. Deed of Declaration dated 14/10/2008 registered before the Sub Registrar of Bardez at Mapusa under no.BRZ-BK1-04944-2008 dated 14/10/2008.
3. Deed of Sale dated 10/09/2007 registered before the Sub Registrar of Bardez at Mapusa under no.4693 at pages 104 to 128 of Book no. I volume 2286 dated 20/09/2007.
4. Judgement and Order dated 28/04/2008 passed by the Civil Judge Senior Division at Mapusa in Sp. Civil Suit No. 5/2008/A.
5. Agreement of Sale and Development dated 05/09/2019 Executed before the Notary, U. R. Timble, Panaji, Goa, under Sr. No. 1250/D/2019.



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6. Technical Clearance Order dated 15/11/2018 under Ref. No. TPB/4857/MARRA/TCP-18/4718 issued by the Sr. Town Planner, Town and Country Planning Department, Mapusa, Goa.
7. Construction License dated 16/04/2019 bearing no.VP/PM/F.2/residential villas/swimming pools/com-wall/2019-20/53 issued by V. P. Pilerne Marra.
8. Approved plan of construction
9. Conversion Sanad bearing no.4/320/CNV/AC-III/2018/568 dated 08/04/2019 issued by the Addl. Collector III, North Goa.
10. Form I & XIV of survey no. 46/5 of village Marra.
11. Form III (Index of Land) of survey no. 46/5 of village Marra.
12. Nil Encumbrance Certificate dated 13/09/2019 bearing no. 1986 of 2019 issued by the Sub Registrar of Bardez.

TITLE REPORT

I have perused the abovementioned documents:

1. The document at Serial No. 1 suggest that Mr. Joao Xavier Almeida, a bachelor and a Priest by profession executed the Will



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dated 18/02/1972, thereby bequeathing all his properties to his grandnephews, Mr. Placido Alves de Jose Mir Almeida, Derek Xavier de Jose Mir Almeida and Maria Bernadete Sharon de Jesus Mir Almeida.

2. The document at Serial No. 11 suggest that in the Index of Land, Form III, the name of Joao Xavier de Almeida is found recorded as the Occupant and Angelina D'Souza as the tenant of the said property.

3. The document at Serial No. 4 suggest that the Civil Judge Senior Division at Mapusa has declared that said Angelina D'Souza is not the tenant of the said property.

4. The document at Serial No. 2 suggest that (1) Mr. Placido Alves de Jose Mir Almeida along with his wife Mrs. Maria Alves Almeida, (2) Derek Xavier de Jose Mir Almeida along with his wife Mrs. Cheryl Maria Almeida and (3) Maria Bernadete Sharon de Jesus Mir Almeida along with her husband Mr. Roque Agnelo Bosco Fernandes derived the right of ownership to the said property by virtue of the said Will dated 18/02/1972.

5. The document at Serial No. 3 suggest that (1) Mr. Placido Alves de Jose Mir Almeida along with his wife Mrs. Maria Alves Almeida, (2) Derek Xavier de Jose Mir Almeida along with his wife Mrs. Cheryl Maria Almeida and (3) Maria Bernadete Sharon de Jesus Mir Almeida along with her husband Mr. Roque Agnelo Bosco Fernandes sold the said property to Mr. Cosmas Fernandes of



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Pilerne, Bardez, Goa, by virtue of the said Deed of Sale dated 10/09/2007.

6. The document at Serial No. 10 suggests that the name of Cosmas Fernandes has been recorded in the occupants column in Form I and XIV of survey no. 46/5 of village Marra.

7. The document at Serial No. 5 suggests that Mr. Cosmas Fernandes along with his wife, Mrs. Perpetua Fernandes alias Perpetual Fernandes have entered into an agreement for Sale and Development dated 05/09/2019 with M/s Horizon Land Developments Pvt. Ltd. and have inter alia agreed to develop the said property and sell the villas to be constructed in the said property to prospective buyers.

8. The document at Sr. No. 9 suggests that the Addl. Collector - III North Goa has issued Conversion sanad to the said property bearing survey no. 46/5 and permitted the use of the said property for residential purpose with 80 F.A.R.

9. The document at Sr. No. 6 suggests that the Sr. Town Planner, Town and Country Planning Department, Mapusa, Goa have granted Technical Clearance to Mr. Cosmas Fernandes for construction of Villas, swimming pool and compound wall in the said property

10. The documents at Sr. No. 7 suggest that the Village Panchayat of Pilerne – Marra have granted Construction license to Mr. Cosmas



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Fernandes for construction of Villas, swimming pool and compound wall in the said property in terms of the approved plans at sr. no. 8.

11. The documents at sr. no. 12 suggest that the Sub Registrar of Bardez has certified that no encumbrances affecting the said property have been found during the period from 20/09/2007 to 12/09/2019.

I am therefore of the opinion that:

- a) Mr. Cosmas Fernandes along with his wife, Mrs. Perpetua Fernandes alias Perpetual Fernandes are the present lawful owners the said property which is described hereinabove.
- b) That M/s Horizon Land Developments Pvt. Ltd. have a valid subsisting right in the said property by virtue of an agreement for Sale and Development dated 05/09/2019 executed with Mr. Cosmas Fernandes and Mrs. Perpetua Fernandes alias Perpetual Fernandes and it is deemed to be the Promoter.
- c) That M/s Horizon Land Developments Pvt. Ltd. as the Promoter is fully empowered to sell to any third party, the constructed Villas in the said property along with its/their proportionate share in the land.
- d) That the said property is not affected by any acquisition or requisition proceedings.



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

Issued without prejudice.

Place: Panaji, Goa.

Date: 02/12/2019

DAMODAR P. AGNI
B.Com., LL.B.
ADVOCATE & NOTARY
NEAR DISTRICT & SESSIONS COURT,
NEXT TO FARMACIA F. MENEZES,
JOAO DE CASTRO ROAD,
PANAJI - GOA, 403001