

DATE: 19/03/2013.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of the building project "POSTCARD PORTIGO" in (i) property known as "SONAR BATTA" or "NOVEM BATA" also known as "GALLI", admeasuring 1175 sq. mts., surveyed under no. 105/10, situated in the Village of Guirim and (ii) property known as "QUELENAICACHEM BATA" or "GALI", admeasuring 4150 sq. mts., surveyed under no. 105/4, both situated at Village Guirim, Bardez, Goa.

1. NAME AND ADDRESS OF THE TITLE HOLDER.

M/S. NAVKAR GOA ENTERPRISES, a registered Partnership Firm, having office at 220, Commerce House, N. M. Road, Fort Mumbai.

2. TITLE DEEDS SEEN BY ME.

- i. Description no. 39434 at folio 66 of Book 101 and no. 1829 at folio 534 of Book B-12 in the Land Registration Office of Bardez;
- ii. Inscription no. 37312 at folio 4 of Book G-41 and no. 29397 at folio 105 v of Book G-34 in the Land Registration Office of Bardez
- iii. Deed of Division, Sale, Quittances and Declaration dt. 24/05/1946;
- iv. Deed of Sale dt. 07/09/2006;
- v. Deed of Sale dt. 05/04/2007;
- vi. Form I & XIV of survey no. 105/10 of Village Guirim;
- vii. Deed of Sale dt. 20/05/1938; (photo copy).
- viii. Deed of Gift dt. 02/06/1959;
- ix. Deed of Sale dt. 05/04/2007;



- x. Sanad dt. 18/07/2008 from Addl. Collector-II, Panaji;
- xi. Sanad dt. 26/02/2008 from Addl. Collector-II, Panaji;
- xii. Development Permission dt. 29/12/2006 from Town & Country Planning Department;
- xiii. Development Permission dt. 28/12/2006 from Town & Country Planning Department;
- xiv. Two Construction Licence, both dt. 12/01/2007 from Village Panchayat, Guirim;
- xv. Development Permission dt. 31/01/2008 from Town & Country Planning Department;
- xvi. Revised Construction dt. 24/04/2003 and dt. 11/07/2011 from Village Panchayat, Guirim;
- xvii. Two NIL Encumbrance Certificate, both dt. 18/02/2013.

3. DESCRIPTION OF IMMOVABLE PROPERTIES

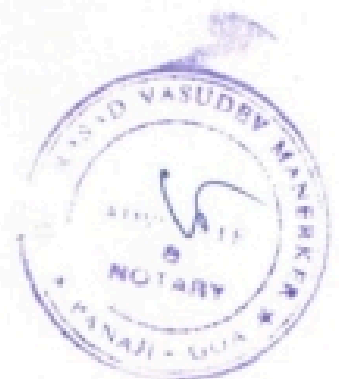
The project "POSTCARD PORTIGO" is constructed in the following two properties:-

PROPERTY – I

The property known as "SONAR BATTA" or "NOVEM BATA" also known as "GALLI", admeasuring 1175 sq. mts., situated in the Village of Guirim, within the jurisdiction of the Village Panchayat of Guirim, Taluka and Sub District of Bardez, North District, State of Goa, described in the Land Registration Office of Bardez under no. 39434 at folio 66 of Book 101, not enrolled in the Taluka Revenue Office, surveyed under Old Cadastral Survey no. 1760 and recently surveyed under no. 105/10 and is bounded as under:-

ON THE EAST : by drain of rain water;

ON THE WEST : by the property bearing survey no. 105/9;



ON THE NORTH : by property bearing survey no. 105/4;

ON THE SOUTH : by property bearing survey no. 106/1.

PROPERTY – II.

The property known as "QUELENAICACHEM BATA" or "GALI", admeasuring 4150 sq. mts., situated in the Village Guirim, within the jurisdiction of the Village Panchayat of Guirim, Taluka and Sub District of Bardez, North District, State of Goa, described in the Land Registration Office of Bardez under no. 1829 at folio 534 of Book B-12, enrolled in the Taluka Revenue Office of Ilhas under Matriz no. 1755 of the first Circumscription of Guirim, surveyed under survey no. 105/4 and is bounded as under:-

ON THE EAST : by drain;

ON THE WEST : by the property bearing survey no. 105/7, 1, 6 & 3;

ON THE NORTH : by property bearing survey no. 103/43, 44, 45, 46, 47 & 52;

ON THE SOUTH : by property bearing survey no. 105/9 & 10.

Hereinafter called said PROPERTY – I & PROPERTY – II.

4. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :

The said PROPERTY – I & PROPERTY – II are situated at Village Guirim within the jurisdiction of Sub Registrar of Bardez.



ii. SEARCH AND INVESTIGATION :-

PROPERTY - I

The said PROPERTY - I originally belonged to Shri. Jose Bras Francisco Natividade de Faria and his wife Smt. Annie May da Costa, Smt. Ana Luiza May da Faria and her husband Shri. Joao Pascoal Circumsisao Castelino and Shri. Artur Aleixo Francisco Carmo.

By Deed of Division, Sale, Quittances and Declaration dt. 24/05/1946, drawn before Shri. Guilherme Lobo, Notary of Bardez Judicial Division at pages 43 of Book no. 459, said Jose Bras Francisco Natividade de Faria and his wife Annie May da Costa, said Artur Aleixo Francisco Carmo, as bachelor and said Anna Luisa May da Faria and her husband Joao Pascoal Circumcisao Castelino sold said PROPERTY - I to Shri. Melwyn Joao Victor de Souza.

Said PROPERTY - I is inscribed in the name of said Melwyn Joao Victor de Souza under Inscription no. 37312 at folio 4 of Book G-41 in the Land Registration Office of Bardez.

By Deed of Sale dt. 07/09/2006, registered before Sub Registrar of Bardez under no. 4787 at pages 119 to 137 of Book I, Vol. 1810 dt. 13/09/2006, said Melwyn Joao Victor de Souza and his wife Smt. Elvina Patricia D'Souza sold said PROPERTY - I to M/s. Nathan Real Estate Developers, a Partnership Firm, having office at Mapusa, Goa.



By Deed of Sale dt. 05/04/2007, registered before Sub Registrar of Bardez under no. 1902 at pages 38 to 61 of Book I, Vol. 2079 dt. 17/04/2007, said M/s. Nathan Real Estate Developers sold said PROPERTY – I to M/S. NAVKAR GOA ENTERPRISES, a registered Partnership Firm, having registered office at Fort Mumbai.

In Form I & XIV of survey no. 105/10 of Village Guirim the name of said M/S. NAVKAR GOA ENTERPRISES is recorded in the Occupant's Column by Mutation no. 23965.

PROPERTY – II

The said PROPERTY – II originally belonged to Smt. Maria Loretta Fernandes e Caldeira and her husband Shri Francisco Agostinho Caldeira.

By Deed of Sale dt. 20/05/1938, drawn before Shri. Pinto de Menezes, then Notary of Bardez Judicial Division at pages 15 of Book no. 443, said Maria Loretta Fernandes e Caldeira and her husband Francisco Agostinho Caldeira sold said PROPERTY – II to Shri Nicolau Tolentino de Souza, r/o. Guirim.

Said PROPERTY – II is inscribed in the name of said Nicolau Tolentino de Souza under Inscription no. 29397 at folio 105 v of Book G-34 in the Land Registration Office of Bardez.



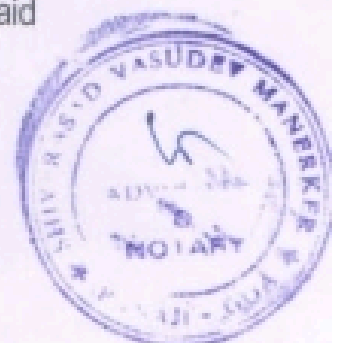
By Deed of Gift dt. 02/06/1959, drawn before Shri. Camilo Manuel Antonio Henrique do Rosario e Souza, then substitute Notary of Bardez Judicial Division at pages 48 overleaf onwards of Book no. 591, said Nicolau Tolentino de Souza and his wife Smt. Rosalina De Souza gifted said PROPERTY – II along with other properties to their daughters, Kum. Martinha Santana de Souza and Kum. Candida Esperanca de Souza.

Shri. Xavier Pereira the husband of said Martinha Santana de Souza expired leaving behind said Martinha Santana de Souza as his widow and moiety holder and following as his sole and universal heirs:-

- i) Smt. Sameera Fernandes married to Shri Bernard Savio Fernades;
- ii) Kum. Shamita Pereira.

By Oral Agreement for Sale, said Martina Santana D'Souza e Pereira, said Sameera Fernandes and her husband Bernard Savio Fernades, said Shamita Pereira, said Candida Esperanca de Souza alias Candida Rebello and her husband Shri Joel Annunciation Rebello agreed to sell said PROPERTY – II to Shri. Jose Antonio Tito Vas.

By Deed of Sale dt. 05/04/2007, registered before Sub Registrar of Bardez under no. 1903 at pages 62 to 91 of Book I, Vol. 2079 dt. 17/04/2007, said Martinha Santana D'Souza e Pereira, said Sameera Fernandes and her husband Bernard Savio Fernades, said



Shamita Pereira, as spinster, said Candida Esperanca de Souza alias Candida Rebello and her husband Joel Annunciation Rebello, as Sellers along with said Jose Antonio Tito Vas, as Confirming Party sold said PROPERTY – II to M/S. NAVKAR GOA ENTERPRISES, a Partnership Firm, having registered office at Fort Mumbai.

Addl. Collector-II, Panaji granted Sanad vide its No. RB/CNV/BAR/266/2006 dt. 18/07/2008 for conversion of said PROPERTY – I for residential use.

Addl. Collector-II, Panaji granted Sanad vide its No. RB/CNV/BAR/186/2006 dt. 26/02/2008 for conversion of said PROPERTY – II for residential use.

Town & Country Planning Department granted Development Permission vide its No. DB/21181/2006/3029 dt. 29/12/2006 for construction of multi-dwelling units in said PROPERTY – I.

Town & Country Planning Department granted Development Permission vide its No. DB/21181/06/3027 dt. 28/12/2006 for construction of multi-dwelling units in said PROPERTY – II.

Village Panchayat, Guirim granted Construction Licence vide its No. VP/Guirim/06-07/const.lic/45/983 dt. 12/01/2007 for construction of multi-dwelling units in said PROPERTY – I.



Village Panchayat, Guirim granted Construction Licence vide its No. VP/Guirm/06-07/const.lic/44/981 dt. 12/01/2007 for construction of multi-dwelling units in said PROPERTY – II.

Town & Country Planning Department granted Development Permission vide its No. DB/21181/08/368 dt. 31/01/2008 for construction of residential buildings and amalgamation of said PROPERTY – I and PROPERTY – II.

Village Panchayat, Guirim granted Revised Construction Licence vide its No. V.P./Gui/08-09/Bldgs/F.3/129 dt. 24/04/2003 and No. VP/Gui/2011-2012/Bldgs/F.12/491 dt. 11/07/2011 for construction of residential buildings and amalgamation of said PROPERTY – I and PROPERTY – II.

Said M/S. NAVKAR GOA ENTERPRISES has named the building project as "POSTCARD PORTIGO" to be constructed in said PROPERTY – I and PROPERTY – II.

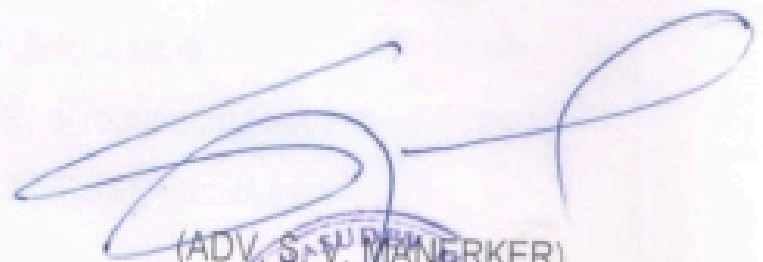
NIL Encumbrance Certificate dt. 18/02/2013, issued by Sub Registrar of Bardez certifies that no encumbrance is affecting the said PROPERTY – I for the period 05/04/2007 to 15/02/2013.

NIL Encumbrance Certificate dt. 18/02/2013, issued by Sub Registrar of Bardez certifies that no encumbrance is affecting the said PROPERTY – II for the period 05/04/2007 to 15/02/2013.



CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before Sub Registrar of Bardez, over 30 years. The statements and other information given in this report are correct and true. I further certify that said M/S. NAVKAR GOA ENTERPRISES holds absolute, valid, clear and marketable title over the said PROPERTY - I and PROPERTY - II and to do the construction of the building project "POSTCARD PORTIGO" in said PROPERTY - I and PROPERTY - II and the purchasers of flats /apartments shall have absolute, valid, clear and marketable title.


(ADV. S. V. MANERKER)
