

G-2, Building No.4, 'ROSARY APARTMENTS',
Nalanda Colony Main Road, Miramar, Panaji, Goa 403 001

AKA/2024-25-TIR-0311

Date :19.08.2024

TITLE INVESTIGATION REPORT (VILLAS PROJECT BY LAKSHMI PRASANNA
CONSTRUCTIONS)

TO
M/S LAKSHMI PRASANNA CONSTRUCTIONS
PANAJI, GOA

Sir,

SUB: TITLE INVESTIGATION REPORT OF: ALL that piece and parcel of land admeasuring 9077 sq. mts bearing survey no. 20/1-L forming part of the larger property known as PREDIO OITERAL BONOTO also known as BONOBO, which is described in the Land Registration Office of Ilhas under no. 17021 at pages 53 of B-45 (new) and enrolled in the Taluka Revenue Office at Panaji under Matriz no. 159 and 165, situated at Moula of village Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka of Tiswadi, North Goa District, State of Goa AND the proposed 20 VILLAS to be constructed in the said property

1. **CURRENT OWNERS/ PROMOTERS/ DEVELOPER:** M/S. LAKSHMI PRASANNA CONSTRUCTIONS, a partnership firm (having its partners Smt. Galla Shree Hari and Smt. Lakshmi Prasanna Galla alias Galla Lakshmi Prasanna)(with the entitlement for 15 Villas proposed to be constructed in the said Property along with proportionate share of land) as the **AGREEMENT HOLDER AND DEVELOPER WITH M/S PRITHVI CONSULTANTS PVT LTD** represented by its Authorized signatory Shri Gundaiah Subbaiah Galla, as the **LAND OWNERS** (with the entitlement for 5 Villas proposed to be constructed in the said Property along with proportionate share of land)

1	Complete or full description of the immovable property/(ies)	All that piece and parcel of land admeasuring 9077 sq. mts bearing survey no. 20/1-L forming part of the larger property known as PREDIO OITERAL BONOTO also known as BONOBO, which is described in the Land Registration Office of Ilhas under no. 17021 at pages 53 of B-45 (new) and enrolled in the Taluka Revenue Office at Panaji under Matriz no. 159 and 165, situated at Moula of village Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka of Tiswadi, North Goa District, State of Goa; Boundaries North: By the property of Shri Veces lao Gonsalves.
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			<p>South: By the property of Expat Projects and Development Pvt. Ltd.</p> <p>East: By property of Vere Diana Matildas Dalgado Esa</p> <p>West: By 10 Mtr wide access Road and Land of Verediana Matildas Dalgado Esa</p>	
2	SL.NO	DATE	NAME/NATURE OF THE DOCUMENT	ORIGINAL/CERTIFIED COPY/CERTIFIED EXTRACT/PHOTOCOPY ETC
	1.	20.10.1994 registered on 19.04.1996 under Registered No. 666 at pages 143 to 173 of Book No. I Volume No. 584	Deed of Sale between Shrimati Melba Lima Brito and a) Shri. Jose Filipe Branganza, b) Shrimati Wilma Jaques Branganza as Sellers sold the property admeasuring 37,500 sq. mts bearing Sy no. 20/1-L of village Bainguinim to Prithvi Consultants Private Limited represented by its Managing Director Shri. Galla Gundaiah as Purchasers	ORIGINAL
	2.	27.01.2009 under No. RB/CNV/TIS/68/2008	Sanad for conversion of land issued by the Office of the Collector, North Goa District Panaji in the name of Jose Filipe Pegado Branganza and Smt. Melba Lima Brito in respect of the property admeasuring 77075 sq. mts.	Photocopy
	3.	08.02.2017 registered on 15.02.2017 of Book-1 under Document Registration No. PNJ-BK1-00318-2017, CD No. PNJD55	Deed of Sale between Prithvi Consultants Private Limited represented by its Attorney Holder Mr. G. Harshvardhan as Vendor and M/s Unicorn Developers through its sole proprietor Mr. Prakash Kittur as Confirming Party sold an area admeasuring 28,423 sq. mts bearing Sy no. 20/1-L of village Bainguinim to Expat Projects & Development Pvt Ltd through its Authorized Signatory Mr. Sanjoy Das as Purchaser.	Photocopy
	4.	27.11.2018 under Survey No. 20/1-L	Survey Plan issued by the Directorate of Settlement and Land Records Panaji-Goa	Photocopy
	5.	07.06.2023 registered on 12.06.2023 of Book-1 under Document Registration No. PNJ-1-1638-2023	Deed of Exchange between the said Prithvi Consultants Pvt Limited represented by its Director Mr. Galla Harshvardhan transferred an area of 1290 sq. mts of the property in exchange of Plot No. B-1 admeasuring 600 sq. mts bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa to EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED represented by its authorized signatory Mr. Diwakar Mysore Ramamurthy alias Diwakar M. R. as Purchaser.	Photocopy
	6.	31.07.2023 registered on 03.08.2023 of Book -1 under Document Registration No. PNJ-1-2169-2023	Agreement for Development and Sale between the said Prithvi Consultants Pvt Ltd represented by its Authorized signatory Shri Gundaiah Subbaiah Galla sold the property admeasuring 9077 sq. mts bearing survey no. 20/1-L to said LAKSHMI PRASANNA CONSTRUCTIONS represented by its partners Smt. Galla Shree Hari and Smt. Lakshmi Prasanna Galla alias Galla Lakshmi	Original

[Handwritten Signature]



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			Prasanna as Purchaser/Developer	
	7.	18.08.2023	Specific Power of Attorney executed by M/s. Lakshmi Prasanna Construction in favour of Mr. Saimon Roy	Photocopy
	8.	27.11.2023 under Survey No. 20/1-L	Form I & XIV extract from land Survey Records in the name of Prithvi Consultants Pvt. Ltd. under Mutation No. 23153	Photocopy
	9.	09.07.2024 vide ref no. TIS/10655/B AI/TCP/2023/ 850	Technical Clearance Order issued by Town and Country Planning Department Patto-Panaji to Lakshmi Prasanna Construction	Original
	10.	09.07.2024	Approved Plan	Original
	11.	11.07.2024 vide ref no. PHC/CORLI M/NOC/2024 -25/799	No Objection Certificate issued by Primary Health Centre-Corlim to Lakshmi Prasanna Construction	Original
	12.	01.08.2024 vide ref no. VP/SOG/TIS/ 2024- 2025/589	Construction Licence issued by Village Panchayat of Se-Old-Goa to Lakshmi Prasanna Construction	Original

CHAIN OF TITLE

1. All there exists a property named "PREDIO OITERAL BONOBO" admeasuring 7,30,107 sq. mts which is described in the Land Registration Office of Ilhas under no. 17021 at pages 53 of B-45 (new) and enrolled in the Taluka Revenue Office at Panaji under Matriz no. 159 and 165, situated at Moula of village Bainguinim, within the limits of the Village Panchayat of Old Goa, Sub District of Ilhas, Taluka of Tiswadi, District of North Goa, State of Goa.
2. The said Bernardo Jose da Costa from Neura Village was the original owner of the above said property.
3. Thereafter upon expiry of the said Bernardo Jose Da Costa, an orphan logical inventory was instituted and his two daughters namely 1. Maria Ilda Amanda Botelho De Costa and 2. Jovina Dal Costa being the legal heirs of their late father were allotted became the co-Shers of the said property named "Predio Oiteral Bonobo".
4. Thereafter vide Deed of Sale dated 02.01.1936 duly registered with the Land Registration Office, Ilhas, Goa, under Serial No. 10037 in the Book G.19 at page 69 on 17.11.1936 the said Jovina Da Costa sold her half share in the said property named "Predlo Oiteral Bonobo" to Mr. Venctexa Visvonata Camotim and Mr. Ananda Visvonata Camotim and Mr. Vasudeva Visvonata Camotim in equal shares.



5. Thereafter said Deed of Sale dated 02.01.1936 is recorded in Book No. 306 at Folio 94 by the Notary Dr. Socrates da Costa of Panaji.
6. Thereafter vide Deed of Sale dated 24.01.1936 duly registered with the Land Registration Office of Ilhas, Goa, under Serial No. 10037 in the Book G.19 at page 69 on 17.11.1936 the said Jovina Da Costa sold her half share in the said property named "Predio Oiteral Bonobo" to Mr. Venctexa Visvonata Carotim, Mr. Ananda Visvonata Camotim and Mr. Vasudeva Visvonata Camotim, in equal shares. The said Deed of Sale dated 02.01.1936 is recorded in Book No. 306 at Folio 94 by the Notary Dr. Socrates da Costa of Panaji.
7. Thereafter vide Inventory Proceedings instituted in the Court of Comarca Meats Goa on demise of the said Bernardo Jose Da Costa, the said Maria Ilda Amanda Botelho De Costa was allotted half portion of the said property named "Predio Oiteral Bonobo" (i.e. an area approx. admeasuring 3,65,055 square meters) and the same was registered in favor of the said Maria Ilda Amanda Botelho De Costa in Land Registration Office under Serial No. 24420 on Book G.38 at Folio 31.
8. Thereafter vide Deed of Partition dated 02.07.1974 executed and registered in the office of the Sub Registrar at Ilhas, Panaji under Serial No.499/74 on 08.07.1974 and Registered No.482 at pages 50 to 65 of Book No. 1. Vol. 86 registered on 23.08.1974, the said property named "Predio Oiteral Bonobo" was divided and demarcated into three plots and an area admeasuring 3,65,055 sq. mts was allotted to the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregory De Souza.
9. Thereafter vide Agreement of Sale dated 22.03.1974, the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza agreed to sell their portion of the said property admeasuring approx. 3,65,000 sq. mts to Mr. Francisco Xavier De Souza E Britto and Jose Filipe Pegado Braganza or to any other person or persons or firms nominated by them.
10. Thereafter vide Power of Attorney dated 14.09.1974, the said Carmo Gregorio De Sousa and Maria Ilda De Sousa executed in favor of Francisco Xavier De Souza in respect of the property admeasuring approx. 3,65,000 sq. mts.
11. Thereafter in pursuance of the aforesaid Agreement of Sale dated 22.03.1974, the said Francisco Xavier De Souza E Britto and Jose Filipe Pegado Braganza held the aforesaid portion of the said Larger Property admeasuring approx.3,65,000 sq. mts as stock in trade in a partnership firm and affected sale of further smaller portions of land therein.
12. Thereafter in terms of the aforesaid Agreement of sale dated 22.03.1974 the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza transferred smaller portions of land parcels totally admeasuring 1,49,175 sq. mts., out of their portion of the property admeasuring 3,65,000 sq. mts, in



favor of different persons nominated by Francisco Xavier De Sousa E Brito and Jose Filipe Pegado Braganza from time to time and received part payments in respect thereof.

13. Thereafter the said partnership firm holding the portion of the said property admeasuring approx. 3,65,000 sq. mts as stock in trade pursuant to terms of the aforesaid Agreement of Sale dated 22.03.1974 was dissolved and the remaining balance portion of the unsold land admeasuring 2,15,825 sq. mts was purchased by its partners Mr. Francisco Xavier De Sousa E Brito and Jose Filipe Pegado Braganza in equal shares in lieu of settlement of their accounts in the dissolved firm.
14. Thereafter vide Deed of Sale dated 20.11.1980 duly registered in the office Sub-Registrar under Serial No. 682/80 and Registered under No. 329 at pages 55 to 62 of Book No.1 Vol No. 163 on 17.08.1981, the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza sold the land admeasuring 2,15,825 sq. mts to said Mr. Francisco Xavier De Sousa E Brito and Jose Filipe Pegado Braganza.
15. Thereafter vide Agreement of Sale dated 01.10.1986, the said Mr. Francisco Xavier De Sousa E Brito and Melba Lima Brito and Jose Filipe Pegado Braganza and Wilma Jaques Braganza agreed to sell a portion of land admeasuring 37,500 sq mts. in favour of the said Prithvi Consultants Private Limited.
16. Thereafter upon expiry of the said Mr. Francisco Xavier De Soues Brite vide Inventory Proceedings No. 63 of 1900 were initiated in the Court of the Civil Senior Division held at Mapusa and the same were concluded on 14 September 1989 wherein the entitlement and share of the said Francisco Xavier De Sousa & Brito in the portion of the said property was allotted to his wife Mrs. Melba Especiosa Josefa de Santa F. M. Pegado Lima Britto alias Melba Lima Britto,
17. Thereafter the said Inventory Proceedings No. 63 of 1989, the said Larger Property has been mentioned at Item No.8 and discloses the fact that the half right with respect to the said Larger Property is allotted to the said Melba Lima Britto widow of the valid Francisco Xavier De Sousa R Brito and consequently the balance half rights in the said Larger Property is that of Jose Filipe Pegado Braganza.
18. Thereafter under the Goan Law relating to the Communion of Assets which is prevalent in Goa, Mrs. Wilma Jaques Braganza, wife of Mr. Jose Filipe Pegado Braganes Acquired the half rights to the Jose Filipe Pegado Braganza's undivided 1/2 share in the said Larger Property.
19. Thereafter in pursuance of the aforesaid Agreement of Sale dated 01.10.1986, vide Deed of Sale dated 20.10.1994 duly registered with the Office of the Sub Registrar Assurances a Ilhas, Panaji under serial no. 666 at pages 143 to 173 of



Book 1, Volume 384 on 19.04.1996, the said Smt. Melba Lima Britto and Mr. Jose Filipe Pegado Braganza and his wife Mrs. Wilma Jaques Braganza sold the property admeasuring 37,500 sq. mts bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa in favour of the said Prithvi Consultants Private Limited.

20. Thereafter vide Deed of sale dated 08.02.2017 duly registered in the office of the Sub Registrar of Panaji Goa under no. PNJ-BK1-00318-2017 of Book I document, CD No. PNJD55 on 15.02.2017 the said Prithvi Consultants Pvt Limited represented by its Director Mr. Galla Harshavardhan sold an area admeasuring 28,423 sq. mts bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa to EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED represented by its authorized signatory Mr. Diwakar Mysore Ramamurthy alias Diwakar M. R.
21. Thereafter vide Deed of exchange dated 07.06.2023 duly registered in the office of the Sub Registrar of Panaji Goa, registered under No. PNJ-1-1638-2023 of Book I document on 12.06.2023 the said Prithvi Consultants Pvt Limited represented by its Director Mr. Galla Harshavardhan transferred an area of 1290 sq. mts of the property to EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED represented by its authorized signatory Mr. Diwakar Mysore Ramamurthy alias Diwakar M. R in exchange of Plot No. B-1 admeasuring 600 sq. mts bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa.
22. Thus the said Prithvi Consultants Pvt Ltd became the owners in clear and absolute possession of the said remaining land admeasuring 9077 sq. mts bearing Sy. No. 20/1-L of village Bainguinim Tiswadi Goa hereinafter referred to as the SAID PROJECT LAND.
23. The Form I & XIV extract from land Survey Records bearing survey no. 20/1-L in the name of Prithvi Consultants Pvt. Ltd confirms its Mutation vide No. 23153.
24. Thereafter vide Agreement for Development and Sale dated 31.07.2023 duly registered in the Office of the Sub-Registrar of Ilhas under registered no. PNJ-1-2169-2023 of Book on 03.08.2023, the said Prithvi Consultants Pvt Ltd represented by its Authorized signatory Shri Gundaiah Subbaiah Galla agreed for the development and sale of the property admeasuring 9077 sq. mts bearing survey no. 20/1-L by said LAKSHMI PRASANNA CONSTRUCTIONS represented by its partners Smt. Galla Shree Hari and Smt. Lakshmi Prasanna Galla alias Galla Lakshmi Prasanna as Purchaser/Developer, as per the terms and conditions as contained therein, which amongst others indicate that: the said Developer in lieu of the said Development rights shall give the Owner FIVE



VILLAS ie., corresponding 25% of the built up area of the tital land admeasuring 9077 sq.mtrs ie., 2269 sq.mtrs and the remaining 75% of the built up area in the form of the Villas along with the proportionate share of land would be to the share of the said Developer which the said Developer would be entitled to sell to any Third Party of their choice.

25. Thereafter the said LAKSHMI PRASANNA CONSTRUCTIONS represented by its partners Shri. Galla Shree Hari and Smt. Lakshmi Prasanna Galla alias Galla Lakshmi Prasanna obtained the following permissions from the concerned authorities:

- i. Technical Clearance Order dated 09.07.2024 vide ref no. TIS/10655/BAI/TCP/2023/850 issued by Town and Country Planning Department Patto-Panaji.
- ii. No Objection Certificate dated 11.07.2024 vide ref no. PHC/CORLIM/NOC/2024-25/799 issued by Primary Health Centre-Corlim.
- iii. Construction Licence dated 01.08.2024 vide ref no. VP/SOG/TIS/2024-2025/589 issued by Village Panchayat of Se-Old-Goa.

26. Thereafter vide Specific Power of Attorney dated 18.08.2023 before Advocate Notary Mr. P.V. Raghava Reddy at Hyderabad, the said M/s. Lakshmi Prasanna Construction appointed Mr. Saimon Roy to sign all the documents on behalf of the firm including the building plans letters and undertaking to the various departments with respect to the submission of the Development plans, construction licence and all other paper work.

27. Thereafter vide General Power of Attorney dated 08.03.2024 before Advocate Notary Mr. P.V. Raghava Reddy, the said M/s Prithvi Consultants Pvt Ltd through its Partner Mr. Galla Gundaiah appointed Mr. Galla Shree Hari, as their Power of Attorney Holder, for the purpose of the development of the said property.

CERTIFICATE OF TITLE

I have examined the Title documents as described above


The said M/s Prithvi Consultants Pvt Ltd as the Land Owner shall acquire an absolute, clear, valid and marketable title to the said FIVE VILLAS ie., corresponding 25% of the built up area of the total land admeasuring 9077 sq.mtrs ie., 2269 sq.mtrs and and the said M/s. Lakshmi Prasanna Construction, as the Developer/Agreement Holder shall acquire the remaining 75% of the built up area in the form of the said FIFTEEN Villas along with the proportionate share of land and accordingly the said Parties would be entitled to sell to any Third Party of their choice in the said project land admeasuring



9077 sq. mts. bearing Survey No. 20/1-L, as described above and the said original documents as above described above evidences the right, title and interest in the said PLOT, as the Principal Document of Title and further certify that:

1. I confirm having made a search in the Land/revenue records. I also confirmed having verified and checked the records of the relevant Government Office/Sub-registrar(s), Revenue records, Municipal /Office, Land Acquisition Office. I do not find anything adverse in the said records.
2. Following scrutiny of Land records/ Revenue Records and relative title Deeds, certified copies of such title deeds obtained from the concerned registered office and encumbrance certificate (EC). I hereby certified the genuineness of the Title Deeds Suspicious/Doubts, if any, has been clarified by making necessary enquiries.
3. I further Certify that the above title deeds are genuine.

Yours sincerely,
For AJAY KUMAR & ASSOCIATES


AJAY KUMAR
ADVOCATE

