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

Office : Opp. B. P. Petrol Pump,
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Joao de Castro Road,
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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 known as "SOCOILEM GALUM" admeasuring 1150.00 sq. mts., described in the Land Registration Office of Bardez under No. 52184 at Folio 22 of Book B-111 (new), not enrolled in the Taluka Revenue Office, surveyed under No. 19/6 of village Socorro, situated within the limits of Village Panchayat of Socorro, Taluka Bardez, District of North Goa and bounded as under:

North : By property bearing survey no. 19/5 of village Socorro.
South : By property bearing survey no. 19/7 of village Socorro.
West : By drain.
East : By public road.

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. Inscription Certificate dated 04/06/1969 under Inscription No. 43235 from the Land Registration of the Judicial Division of Bardez.

2. Deed of Sale dated 29/01/1975 registered before the Sub Registrar of Bardez under Reg. No. 99 at Pages 349 to 352 of Book No. 1 Volume 85 dated 26/02/1975.

3. Form No. III of Survey No. 19/6 of Village Socorro.

4. Form No. I & XIV of Survey No. 19/6 of Village Socorro.

5. Survey Plan of Survey No. 19/6 of Village Socorro.

6. Agreement of Sale dated 04/08/2021 executed before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-1-2761-2021 dated 10/08/2021.

7. Deed of Sale dated 20/11/2021 executed before the Sub Registrar of Bardez at Mapusa under Reg. No. BRZ-1-4399-2021 dated 29/11/2021.

8. Sanad dated 05/04/2022 bearing no. 4/382/CNV/AC-III/2022/421 issued by the Addl. Collector-III, North Goa District at Mapusa.

9. Technical Clearance Order dated 21/10/2021 bearing No. TPB/7103/SOC/TCP-21/4405 issued by the Office of the Senior Town Planner, Mapusa, Goa.

10. Construction License dated 10/12/2021 bearing No. VP/SOC/1316/2021-2022 issued by Village Panchayat Socorro.

11. N.O.C. dated 19/11/2021 bearing No. DHS/2021/DHS0901/00031/255 issued by the Primary Health Centre, Porvorim, Bardez, Goa.

TITLE REPORT

I have perused the abovementioned documents:

1. The documents at Sr. No. 1 hereinabove suggest that the SAID PROPERTY was inscribed in the name of Bento Julio Cesar Pinto or Fr. Bento Julio Cesar Pinto for having purchased the same

from Venancio Jearonimo Alexandrino Honesto Domingoes Jose da Lima and his wife Maria Idalina Alice Pinto Correia de Lima vide Deed of Sale dated 26/05/1928.

2. The documents at Sr. No. 2 suggest that the said Fr. Bento Julio Cesar Pinto in the status of a bachelor and as the lawful owner of the SAID PROPERTY sold the SAID PROPERTY to Mr. Shrikrishna Ramchandra Parab Mayenkar.

3. The document at Sr. No. 3 suggest that the name of Mr. Shrikrishna Ramchandra Parab Mayenkar was recorded in Form III of Survey No. 19/6 of Village Socorro.

4. The document at Sr. No. 4 suggest that the name of Mr. Shrikrishna Ramchandra Parab Mayenkar is recorded in Form I & XIV of Survey No. 19/6 of Village Socorro.

5. The document at Sr. No. 6 suggest that said Mr. Shrikrishna Ramchandra Parab Mayenkar and his wife, Mrs. Rama Shrikrishna Parab Mayenkar as the lawful owners of the SAID PROPERTY agreed to sell the same 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. 7 suggest that said Mr. Shrikrishna Ramchandra Parab Mayenkar and his wife, Mrs. Rama Shrikrishna Parab Mayenkar as the lawful owners of the SAID PROPERTY sold the same to M/S Vision Dempo Hospitality & Estates Pvt. Ltd., on the terms and conditions and for consideration as mentioned in the said Deed.

7. That the document at Sr. No. 8 suggests that permission has been granted by the Addl. Collector of North Goa, Mapusa to Vision Dempo Hospitality & Estates Pvt. Ltd. to use the SAID PROPERTY for residential purpose.

8. That the document at Sr. No. 9 suggests that Technical Clearence 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 Construction License has been granted by the Village Panchayat Socorro 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 suggests that N.O.C. has been granted by the Health Officer, Primary Health Centre,

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

I am therefore of the opinion that:

a) M/s Vision Dempo Hospitality & Estates Pvt. Ltd. is the lawful owner of the SAID PROPERTY which is described hereinabove and it has clean, clear and marketable title to the SAID PROPERTY.

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

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

d) M/s Vision Dempo Hospitality & Estates Pvt. Ltd. is fully empowered to sell to any third party, the flat/s, Apartment/s, etc. in the building to be constructed in the SAID PROPERTY along with its/their proportionate share in the land.

Issued without prejudice.

Place: Panaji, Goa.
Date: 12/04/2022

DAMODAR P. AGNI
B.Com., LL.B.
ADVOCATE & NOTARY
NEAR OLD DISTRICT & SESSIONS COURT,
OPP. B.P. PETROL PUMP,
JOAO DE CASTRO ROAD, PANAJI,
GOA - 403 001