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House No. E-215,
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DATE: 17/09/2022.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of the building project "ARC SUPREMOUS" to be constructed in property known as "VOILO WADO", admeasuring 850 sq. mts., surveyed under no. 95/2 of Village Penha De Franca.

1. DESCRIPTION OF IMMOVABLE PROPERTIES:

The building project "ARC SUPREMOUS" is to be constructed in property known as "VOILO WADO", admeasuring 850 sq. mts., surveyed under no. 95/2 of Village Penha De Franca, situated at Penha De Franca, within the limits of Village Panchayat of Penha De France, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Mapusa and bounded as under:-

ON THE EAST : by the property under survey no. 95/3 of Village Penha de Franca;

ON THE WEST : by the property under survey no. 95/1 of Village Penha de Franca;

ON THE NORTH : by road;

ON THE SOUTH : by the property under survey no. 95/5 of Village Penha de Franca.

Hereinafter called said property.



2. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :-

The building project "ARC SUPREMOUS" to be constructed in said property is situated at Penha De Franca, within the jurisdiction of Sub Registrar of Bardez.

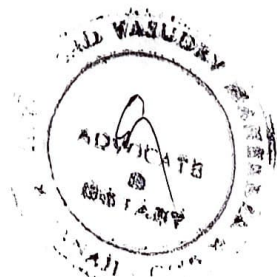
ii. SEARCH AND INVESTIGATION :-

The said property was originally owned and possessed by Smt. Helena Fernandes prior to the year 1976 i.e. before promulgation and the same is confirmed by Form No. III & Form IX issued by the Talathi of Penha de Franca.

Collector of Goa granted Order dt. 18/09/1976 for conversion of said property including other properties for residential use.

Upon the death of said Helena Fernandes on 10/03/2008 and her husband Dr. Simon Cipriano Fernandes on 27/08/1983, Inventory Proceedings being No. 420/2010/C were instituted before the Civil Judge Senior Division at Mapusa and by Statement on Oath of the Cabeça De Casal dt. 22/02/2011 and Additional Statement on Oath dt. 10/08/2016, the following were qualified as their sole and universal heirs:-

- i. Dr. Joseph Amancio Fernandes alias Amancio Joseph Fernandes married to Smt. Pauline Fernandes, both expired leaving behind their following children as their heirs:-
 - a. Shri Simon Joseph Fernandez, as bachelor; .
 - b. Shri Joseph John Fernandez married to Smt. Lisa Fernandes;



- c. Shri Anthony Fernandez, as bachelor;
- ii. Shri Ivor George Fernandes married to Smt. Sharon Fernandes alias Sharon Ivor Fernandes.

In the said Inventory Proceedings being No. 420/2010/C, the said property was listed as Item No. 1 and taken in auction by said Ivor George Fernandes and the same is confirmed by Order & Decree dt. 04/06/2018 passed in the said Inventory.

Said Sharon Fernandes alias Sharon Ivor Fernandes, the wife of said Ivor George Fernandes expired and Inventory Proceeding being No. 389/2020/G were instituted before the Civil Judge Senior Division at Mapusa and by Declaration on Oath dt. 01/02/2021, said Ivor George Fernandes was declared as her moiety holder and following were qualified as her sole and universal heirs:-

- i. Shri Sean Fernandes married to Smt. Tanya Letitia Fernandes;
- ii. Shri Simon Shane Fernandes, as bachelor.

In said Inventory Proceeding being No. 389/2020/G, the said property was listed as Item No. 1 and by Order & Decree dt. 12/02/2021, $\frac{1}{2}$ (half) share in said property was allotted to said Ivor George Fernandes and other $\frac{1}{2}$ (half) share in said property was allotted to the said Sean Fernandes married to Tanya Letitia Fernandes and said Simon Shane Fernandes in $\frac{1}{4}$ th share each.



By Deed of Sale dt. 03/08/2021, registered before Sub Registrar of Bardez under Reg. No. BRZ-1-2744-2021 of Book 1 Document dt. 09/08/2021, said Ivor Fernandes alias Ivor Simon Fernandes alias Ivor George Fernandes, said Sean Fernandes and his wife Tanya Fernandes alias Tanya Letitia Fernandes and said Simon Shane Fernandes, as bachelor sold said property to M/S. ARC BUILDERS, a Partnership Firm, having its office at Porvorim, Bardez, Goa.

In Form I & XIV of survey no. 95/2 of Village Penha-de-Franca the name of said M/S. ARC BUILDERS is recorded in the Occupant's Column by Mutation No. 78727.

Town & Country Planning Department, Panaji granted Technical Clearance Order vide its No. TPB/7116/PDF/TCP-2022/336 dt. 19/01/2022 for construction of residential building and compound wall in said property.

Village Panchayat of Penha de Franca granted Construction Licence vide its No. VP/PDF/044/21-22/2420/28 dt. 09/02/2022 for construction of residential building and compound wall in said property.

Said M/S. ARC BUILDERS named the building as "ARC SUPREMOUS" to be constructed in said plot.

NIL Encumbrance Certificate dt. 24/02/2022 issued by Sub Registrar of Ilhas certifies that no encumbrance is affecting the said plot for the period 01/01/2007 to 17/02/2022.



3. TITLE DEEDS SEEN BY ME.

- i. Form No. III & Form IX issued by the Talathi of Penha de Franca; (certified copy).
- ii. Order dt. 18/09/1976 from Collector of Goa; (photo copy).
- iii. Order & Decree dt. 04/06/2018 passed by the Civil Judge Senior Division at Mapusa in the Inventory Proceedings being No. 420/2010/C; (certified true copy).
- iv. Order & Decree dt. 12/02/2021 passed by the Civil Judge Senior Division at Mapusa in the Inventory Proceedings being No. 389/2020/G; (certified true copy).
- v. Deed of Sale dt. 03/08/2021; (original).
- vi. Form I & XIV of survey no. 95/2 of Village Penha-de-Franca; (photo copy).
- vii. Technical Clearance Order dt. 19/01/2022 from Town & Country Planning Department, Panaji; (original).
- viii. Construction Licence dt. 09/02/2022 from Village Panchayat of Penha de Franca; (original).
- ix. NIL Encumbrance Certificate dt. 24/02/2022; (original).

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. ARC BUILDERS by virtue of said Deed of Sale dt. 03/08/2021 holds absolute,



valid, clear and marketable title over the said property and to do the construction of building "ARC SUPREMOUS" therein and therefore said M/S. ARC BUILDERS can enter into Agreement for Sale with the prospective purchasers in respect of the premises to be constructed in said building.


(ADV. S. V. MANERKER)

