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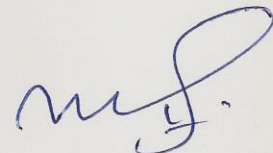
February 20, 2018

TITLE REPORT

This Title Report is submitted at the request of Prime Builders, a Proprietary Concern of Mr. Anthony Cedric Dias, having its Office at 2nd Floor, Prime Corner, Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this Report is a property known as "SECACHEM – 2nd addition" admeasuring 1538 sq. mtrs. with four structures existing therein surveyed under symbols "A", "B", "C" and "D", situated at Vasco da Gama, Taluka and Sub-District of Mormugao, not registered in the Land Registration Office of Salcete at Margao, but enrolled in the Taluka Revenue Office of Mormugao under "Matriz" No. 184, presently surveyed under Chalta No. 37 of P. T. Sheet No. 125 of City Survey of Vasco da Gama, bounded on the East partly by Dry Nallah, on the West by public road, on the North by property of heirs of John Araujo and on the South by property of heirs of Cosme Araujo and Ralph Araujo, hereinafter referred to as the "Said Property". As per Survey Records, the Said Property is presently bounded on the East partly by Dry Nallah and partly by Chalta No. 32 of P. T. Sheet No. 125, on the West by public road, on the North by property bearing Chalta No. 27 of P. T. Sheet No. 125 and on the South partly by property bearing Chalta No. 35 of P. T. sheet No. 125 and partly by property bearing Chalta No. 36 of P. T. Sheet No. 125. As per Form D of the Said Property, the structures existing therein surveyed under symbols "B" and "D" belong to one Custodio Fernandes while structures surveyed under symbols "A" and "C" belong to one Juzinho Pereira and Marta Parado respectively.

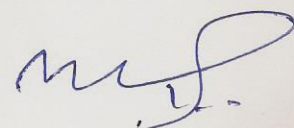


DERIVATION OF TITLE

The Said Property originally belonged to one Cosme Iago Araujo and his wife Mrs. Alba Araujo, also known as Alba Especiosa Carmelina Vaz e Araujo, as per Inventory Proceedings instituted upon the death of the said Cosme Iago Araujo in the Court of Civil Judge Senior Division, Salcete, Margao, being Inventory Proceedings No. 18.972/76. In the said Inventory Proceedings, the Said Property was listed at Sr. No. 19 in the list of assets and was allotted to his widow and moiety holder, the said Mrs. Alba Araujo.

The said Alba Araujo expired on 20.04.1987, leaving behind a Public Will dated 02.01.1986 registered at page 130 onwards of the Book of Public Wills No. 24 in the Office of the Sub-Registrar of Mormugao at Vasco da Gama. Vide the said Public Will dated 02.01.1986, the Said Property was bequeathed to her son, namely, Rafael Xaverti Jose Vas das Mercedes Araujo alias Rafael Aarujo, married to Fatima Lobo e Araujo. Thus, by virtue of the aforesaid Public Will, Rafael Xaverti Jose Vas das Mercedes Araujo and his wife, Fatima Lobo e Araujo, became owners of the Said Property, who by Deed of Sale dated 23/1/2017 duly registered with the sub registrar of Mormugao under registration No. MOR-BK1-00119-2017 sold the said property to M/s Prime Builders. Consequently title in the said property now vested in M/s Prime Builders a proprietary concern of Mr. Anthnoy Cedric Dias. In view of the above necessary mutation has been carried out in Form D of Chalta No. 37 of P.T.Sheet No. 125 wherein the name of M/s Prime Builders has been included as occupants in title.

ABOUT THE INCORRECT DESCRIPTION OF THE SAID PROPERTY AS TO CHALTA NUMBER IN THE SAID PUBLIC WILL DATED 02.01.1986.



In the said Public Will dated 02.01.1986, two properties listed under Item A and Item C respectively, were described incorrectly as to their Chalta numbers. The Said Property which was listed under Item C was described incorrectly as being surveyed under Chalta No. 35 of P. T. Sheet No. 125 instead of Chalta No. 37 of P. T. Sheet No. 125. Dr. Joao de Brito Araujo and his wife Wilma Menezes Mesquita e Araujo (brother and sister-in-law respectively of the said Rafael Xaverti Jose Vas das Mercas Araujo), who had a right to the property listed under Item A, instituted a civil suit in the Court of Civil Judge, Junior Division, at Vasco da Gama, registered as Regular Civil Suit No. 95/2003/D for declaration that the Said Property, described under Item C in the said Will dated 02.01.1986, bears Chalta No. 37 of P. T. Sheet No. 125, in addition to seeking a declaration in the same Suit, in respect of property listed under Item A. The said Suit was decreed on 08.01.2004, subsequent to which, mutation entry in respect of Chalta No. 37 was made in favour of Rafael Araujo vide Mutation Certificate Order No. 10/2004 dated 4.6.2004 of the Inspector of Surveys and Land Records, City Survey, Vasco da Gama.

ENCUMBRANCES, IF ANY :

On carrying out a due search in the Office of the Sub-Registrar at Vasco da Gama for a period preceding 30 years from today, I did not find any recorded encumbrances affecting the said property. I, therefore, come to the conclusion that the said property is free from encumbrances.

DOCUMENTS EXAMINED :

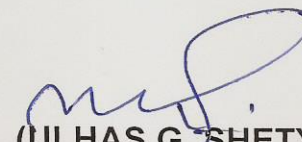
- 1) Copy of Form D pertaining to Chalta No. 37 of P. T. Sheet No. 125.
- 2) Copy of survey plan of Chalta No. 37 of P. T. Sheet No. 125.
- 3) Copy of Inventory Proceedings No. 18.972/76.



- 4) Copy of Public Will dated 02.01.1986, drawn at page 130 onwards of Book of Public Wills No. 24 in the Office of the Sub-Registrar of Mormugao.
- 5) Copy of Decree and Order dated 8.1.2004 of the Civil Judge, Junior Division at Vasco da Gama in Regular Civil Suit No. 95/2003/D.
- 6) Copy of Mutation Certificate Order No. 10/2004 dated 4.6.2004 of the Inspector of Surveys and Land Records, City Survey, Vasco da Gama.
- 7) Copy of Deed of Sale dated 23/1/2017 duly registered with the sub registrar of Mormugao under registration No. MOR-BK1-00119-2017

OPINION :

Based on the above discussion, I certify that M/s Prime Builders, a proprietary concern of Mr. Anthony Cedric Dias has got clear and marketable title to the Said Property admeasuring 1538.00 sq. mtrs., situated at Vasco da Gama, Taluka and Sub-District of Mormugao, bearing Chalta No. 37 of P. T. Sheet No. 125 of City Survey of Vasco da Gama, subject to the right of Juzinho Pereira, Custodio Fernandes and Marta Parado to the structures existing therein, surveyed under symbols "A", "B", "C" and "D".


(ULHAS G. SHETYE)