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Dated:- 24/08/2022

TITLE REPORT

This opinion of title is given at the request of Thirteen Star Construction And Developers, through its sole proprietor, Mr. Ryan Mathew Braganza, having registered office at Braganza Apartment, Ground Floor, Angod Mapusa, Bardez-Goa., pertaining to an immovable property known as "Vangor Bata" or "Pentechem Bata" also known as "Aradichem Bata" also known as "Gorbata", even known as Raugivado" which is described in the Land Registration office of Bardez under No. Description Nos. 3629 drawn up at folio 107 of Book B-10 (N), 3968 at folio 25 of Book B-11 (N) and 322 drawn up at folio 508 of Book B-2(old) and bearing Cadastral No. 928 and presently surveyed under city survey of Mapusa under Chalta Nos. 268 to 275 of P.T. Sheet No. 147 , totally admeasuring an area of 1984 sq mts, situated within the limits of Mapusa Municipal Council of in a ward known as Rajvaddo, Taluka and Sub District of Bardez, District–North, State of Goa, more specifically described in the Schedule below hereunder written (hereinafter referred to as "the **SAID PROPERTIES**") and the same is bounded as under:-

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On the North : By Road,

On the South : By the Property bearing Chalta No. 276 of P.T. Sheet No. 147,

On the East : By the Property bearing Chalta No. 288 of P.T. Sheet No. 147 and

On the West : By Road.

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I HAVE PERUSED THE BELOW MENTIONED DOCUMENTS:

1. Description No. 3629 drawn up at folio 107 of Book B-10 (N).
2. Inscription No. 5225 drawn up partly at folio 44 and partly at folio 44 reverse of Book G-8.
3. Description No. 3968 at folio 25 of Book B-11 (N).
4. Inscription no. 7445 drawn up at folio 130 of Book G-11,
5. Description No. 322 drawn up at folio 508 of Book B-2(old).
6. Inscription No. 10749 drawn up at folio 190 of Book G-15,
7. Mortgage Inscription No. 4444 drawn up partly at folio 108 and partly at folio 108 reverse of Book C-12,
8. Mortgage Inscription No.10286 drawn up at folio 5 rev of Book C-24,
9. Mortgage Inscription No. 10568 At Folio 75 of Book C-24:-
10. Inscription no. 8023 drawn up at folio 125 of Book F-10,
11. Registo-Do-Agrimensor.
12. Demarcation Proceeding
13. Cadastral Plan.

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14. Deed of Qualification And Partition, Dated, 06/02/1948

15. Survey Plan,

16. Order, Dated, 05/12/2017 Passed In JM-III/MND/DECL/U/S 8(A)/Mapusa/9/12,

17. Order, dated, 13/03/2014 in Port. C.M.A. No. 69/3013/A

18. Inventory Proceeding No. 184/2015/C

19. Deed Of Sale, Dated, 05/02/2019,

20. Form D of Chalta Nos. 268 to 275 of P.T. Sheet No. 147,

21. Nil Encumbrance Certificate, dated, 24/08/2022.

Note:- All the documents mentioned above are photocopies and the same has been verified by me with the originals.

TRACING OF PARTY'S TITLE TO THE SAID PROPERTIES:-

I. DESCRIPTION CERTIFICATE

It is verified that Property comprising of land known as Raugivaddo with houses and mango tree, jackfruit tree and cashew trees, situated at ward

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Raugivaddo is described in the Land Registration Office of Bardez under Description No. 3629 drawn up at folio 107 of Book B-10 (N).

II. INSCRIPTION CERTIFICATE:-

It is verified that by virtue of a Public Deed, dated, 23/03/1899, drawn up at folio 76 reverse of Book No. 37 of the notes of Notary Public Joao Cupertino da Caridade Frias of this Judicial Diviison, 3/4th Parts of the Property described under No. 3629 at Pages 107 of Book B-10 New is permanently inscribed in favour of Antonio Sebastiao Pinto, under Inscription No. 5225 drawn up partly at folio 44 and partly at folio 44 reverse of Book G-8, from having purchased the same from Ana Luisa Gomes, widow of Luis Gonzaga Lisboa and from Maria Angelica Gomes , widow of Joaquim Piedade Horta alias Joaquim Piedade Duarte.

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III. DESCRIPTION CERTIFICATE:-

It is verified that the property of dwelling houses with open space and compound in which exist five coconut trees situated in the property Araddichem batta, Ward Raincho vaddo is described in the Land Registration Office of Bardez under Description No. 3968 at folio 25 of Book B-11 (N).

IV. INSCRIPTION CERTIFICATE:-

It is verified from the extract of Inscription no. 7445 drawn up at folio 130 of Book G-11 that the transmission of the Property No. 3968 previously described at page 49 of Book B 11 New is inscribed in favour of Antonio Sebastiao Pinto for having purchased from Verediana Cecilia Estevao e Ramos, by virtue of a Public Deed, dated, 22nd of August, 1904, drawn up at folio 82 reverse of Book No. 239 of the notes of Assistant Notary Public Nazario Vicente de Paulo Ribeiro of this Judicial Diviison, which property was looted to her in the Inventory Proceeding of her late parents Amancio Francisco Maria Pereira Ramos

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and his wife, Filomena Pimentel who hailed from Mapusa and the respective order dated, 20th February 1896 which finalized and confirmed the partitions drawn up in the said Inventory Proceedings was made absolute.

V. DESCRIPTION CERTIFICATE:-

It is verified that the house Property comprising of dwelling houses, situated in the town is described in the Land Registration Office of Bardez under Description No. 322 drawn up at folio 508 of Book B-2(old).

VI. INSCRIPTION CERTIFICATE:-

It is verified from the extract of the Inscription No. 10749 drawn up at folio 190 of Book G-15, that the transmission of the property previously described under No. 322 at folio 508 of B2 old is provisionally inscribed in favour of Antonio Sebastiao Pinto vide an agreement for sale with

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Eduardo Joaquim Salinas, widower, which deed, dated, 22nd of May, 1911 drawn up at folio 58 reverse of Book No. 125 of the notes of Notary Public Caridade Frias of this Judicial Division.

VII. MORTGAGE INSCRIPTION

It is verified from the Mortgage Inscription No. 4444 drawn up partly at folio 108 and partly at folio 108 reverse of Book C-12, that a Special Mortgage of the property No. 322 at folio 508 of B2 old and the general mortgage of the property No. 3269 at folio 107 of B 10 New and 3968 at folio 49 of B11 New is inscribed in favour of Maximiano Francisco Diogo de Sa, which was constituted by Antonio Sebastiao Pinto and his wife, Maria Magdalena Fernandes by virtue of a Mortgage Deed, dated, 7th of July, 1911 at folio 47 reverse of Book No. 126 of the notes of the notary Public Caridade Frias of this Judicial division, in favour of Maximiano Francisco Diogo de Sa, minor through his mother.

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That on the application, dated 25th of September, 1913, of Antonio Sebastiao Pinto, the Inscription no. 4444 is cancelled for having paid off towards the principal amount and interest.

VIII. MORTGAGE INSCRIPTION

It is verified from the Mortgage Inscription No. 10286 drawn up at folio 5 reverse and of Inscription No. 10568 drawn up partly at folio 75 and partly at folio 75 reverse both of Book C-24 that a Special Mortgage with conditions of half of the properties already described under Nos. 322 at folio 508 of B2 old, 3269 at folio 107 of B 10 New and 3968 at folio 49 of B11 New is provisionally inscribed on account of doubts, in favour of Mario Frias Pinto, constituted by Maria Magdalena Fernandes, widow of Antonio Sebastiao Pinto, vide Mortgage Deed, dated, 16th of December, 1938, drawn up at folio 86 reverse of Book No. 372 of Notary Public Licentiate Guilherme Lobo of this Judicial Division.

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IX. MORTGAGE INSCRITION NO. 10568 AT FOLIO 75 OF BOOK C-24:-

It has been verified that the Special Mortgage with conditions of half of each of the properties already described under No's. 322 at folio 508 of B 2 old, 3629 at folio 107 of B 10 new and 3968 at folio 49 of B11 new is provisionally inscribed in favour of Mario Frias Pinto by virtue of a Mortgage Deed, dated, 16th of December, 1938 drawn up at folio 86 reverse of Book No. 372 of the Notary Public Licentiate Guilherme Lobo of this Judicial Division, which was constituted by Maria Magdalena Fernandes, widow of Antonio Sebastiao Pinto.

That Vide Deed, dated, 1st of June, 1911 drawn up at folio 94 reverse of Book No. 125 of the notes of Notary Public Caridade Frias of this judicial division, the sale had been executed and the endorsement is made permanent on the application, dated, 14th of June, 1911, made by Antonio Sebastiao Pinto.

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X. INSCRIPTION CERTIFICATE:-

It is verified from the extract of the Inscription no. 8023 drawn up at folio 125 of Book F-10, a temporary lease of the western room of the house described as a whole under No. 322 at folio 508 of B-2 old is inscribed in favour of Cipriano da Cunha Gomes, which lease was granted to him by Antonio Sebastiao Pinto for six years, vide Deed dated, 7th of April, 1920 drawn up at folio 54 reverse of Book No. 194 of the notes of the Notary Public Caridade Frias of the Judicial Division.

XI. REGISTO-DO-AGRIMENSOR:-

It has been verified under Provisional Number of the Property 928 of Town Mapusa that the name of Maria Magdalena Fernandes e Pinto, widow of Antonio Sebastiao Pinto of Mapusa, is duly found to be recorded and confirmed that they are in possession/landowner of the Said Properties.

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XII. DEMARCATION PROCEEDING:-

It has been verified that the office of the Directorate of Settlement and Land Records has duly conducted demarcation of the Said Properties, on 13th of March, 1942, in presence of the said landlady, Maria Magdalena Fernandes e Pinto, widow of Antonio Sebastiao Pinto of Mapusa, with the adjoining boundary sharers/Interested Parties with brick stone fence, wall of houses and high stone border of the drain.

XIII. CADASTRAL PLAN

It is verified from the Old Cadastral Plan under No. 928 that there exist four houses, one being the residential house of the owner and other three occupied by tenants in the Said Properties.

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XIV. DEED OF QUALIFICATION AND PARTITION, DATED, 06/02/1948

It has been verified that Mr. Antonio Sebastiao Pinto who was married to Dona Maria Magdalena Fernandes Pinto, without ante nuptial agreement, the former died without executing will or any other disposition, but left behind his widow as a moiety holder and as his only and universal heirs his children, namely, Joao, Alvaro, Maria Ermina, Eusebio Lamartine Pinto married to D. Florinda Monteiro e Pinto.

That parties to this deed, decided to partition the right of inheritance of said Antonio Sebastiao Pinto and by virtue of this deed 2/3rd right in the properties described under No. 322 at folio 508 of B-2 old & 3968 at folio 49 of B11 New (mentioned as Item no. 3 & 4 in the deed) were given to Joao Felix Pinto and the remaining 1/3rd right to Dr. Alvaro and Property described under no. 3629 at folio 107 of B 10 new and half dowry of Item No. 1 in the amount of Rs. 3500 was given to widow of Antonio Sebastiao Pinto and the remaining half of the dowry of Item No. 1 in the amount of Rs. 3500 was given to Maria Ermina.

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And in this manner, the partition was fairly done and terminated with entire equality without keeping place for owelties, which deed was duly recorded at folio 2 onwards of the Book 524 of the records of the extinct notarial office of the Comarca of Bardez at Mapusa.

XV. SURVEY PLAN

It has been verified from the New Survey Plan that the Said Properties admeasures an area of 1984 sq mts. That the boundaries of the Said Properties have been verified from the Survey Plan.

XVI. ORDER, IN JM-III/MND/DECL/U/S 8(A)/Mapusa/9/12, dated, 05/12/2017:-

It has been verified that an application under section 8A of the Mundkar Act, was filed by one Mr. Francisco Fernandes, against the legal heirs of Antonio Sebastiao Pinto under Case No. JM-III/MND/DECL/U/S 8(A)/Mapusa/9/12, for declaration of mundkar, pertaining to Chalta No.

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268 of P.T. Sheet no. 147 of city survey Mapusa and the same was rejected by the Joint II Mamlatdar, vide Order, dated, 5/12/2017.

XVII. PORT. C.M.A. NO. 69/3013/A

It has been verified that Alvaro Orange Galo de Amorim Pinto and his wife, Candida Branco Machado de Amorim Pinto filed an application under Art. 1117 of the Portuguese Code of Civil Procedure, for justification of the qualification of the heir.

That the said Alvaro Orange Galo de Amorim Pinto desired to have a succession deed on the demise of his parents but the same was not possible as the marriage of the parents was not registered before Civil Registar of Bardez at Mapusa. Therefore the said proceeding was filed before the Civil Court Senior Division at Mapusa to prove that Alvaro Orange Galo de Amorim Pinto and his wife, are the sole and universal heirs of the said late Alvaro De Amorim Pinto alias Alvaro Amorim Pinti and late Maria Orange Marrazes Carvalho.

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That the said application was granted vide Order, dated 13th of March, 2014 passed at the disposal of the said proceedings.

XVIII. INVENTORY PROCEEDING NO. 184/2015/C

It has been verified that the aforesaid Inventory Proceeding has been initiated on the demise of Maria Magdalena Fernandes e Pinto who expired in the status of widow, interstate, leaving behind following children as the legal heirs:-

(a) Mr. Joao Felix Pinto married to Maria Helena Francisca Josefina Fernandes Pinto, both deceased, leaving behind as their sole and universal heirs Mr. Sebastiao Pinto who expired in the status of bachelor in Portugal,

(b)Mr. Alvaro Amorim Pinto married to Maria Oranje Gallo de Amorim Pinto, both expired leaving behind as their heir;

(i) Alvaro Orange Galo de Amorim Pinto married to Candida Branco Machado de Amorim Pinto,

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(c) Mr. Erminia Sacrafamilia Pinto e Souza married to Evaristo Avelino Leopoldo de Souza, both expired leaving behind four children as their legal heirs, namely:

(i) Edgar D'Souza married to Eileen D'Souza,

(ii) Sylvie Fernandes married to Joe Fernandes

(iii) Eric Fermine D'Souza married to Shirley Teresa de Souza

(iv) Romeo Anacleto D'Souza

(d) Eusebio Lamartine Pinto married to Florinda Monteiro e Pinto.

That the said Eusebio Lamartine Pinto predeceased the Inventariada and hence his wife the said Florinda Monteiro e Pinto does not inherit any rights to the estate of the inventariada. The said Florinda Monteiro e Pinto also expired and had no children.

The same has been confirmed by the Application for Commencement of an Inventory Proceeding & Minutes of statement on oath of the head of the family, filed in the court in the said Inventory Proceeding.

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That in the said proceeding, the Said Property listed under Item No. 2 to 4, were taken on auction by Alvaro Orange Galo de Amorim Pinto (head of the family) and hence the final chart of partition was duly confirmed and made absolute, vide an Order, dated, 17th of June, 2017, passed at the disposal of the same Inventory Proceeding and accordingly decree was drawn. That in this manner, the said Alvaro Orange Galo de Amorim Pinto and his wife, Candida Branco Machado de Amorim Pinto became the exclusive and absolute owners of the Said Properties.

XIX. DEED OF SALE, DATED, 05/02/2018

By virtue of a Deed of Sale, dated, 05/02/2018, Alvaro Orange Galo de Amorim Pinto and his wife, Mrs. Candida Branco Machado De Amorim Pinto, sold the Said Properties to Thirteen Star Construction And Developers, represented through its Sole Proprietor, Mr. Ryan Mathew Braganza. which deed is duly registered in the Office of the Sub Registrar of Bardez, registered under Book-1 Document, Registration

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Number BRZ-BK1-00793-2018 CD Number BRZD794 on Date 08/02/2018.

XX. FORM D OF CHALTA NOS. 268 TO 275 OF P.T. SHEET NO. 147

It has been verified that in Form "D" of City Survey, the name of Thirteen Star Construction And Developers has been recorded in the new Holders Column under Mutation No. 212481 which is still unchallenged.

Earlier, the name of late Antonio Sebastiao Pinto was recorded as a Holder in the Origin of the title Column of Form "D" pertaining to the Said Properties which is now a bracketed entry.

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XXI. NIL ENCUMBRANCE CERTIFICATE:-

It is verified from Nil Encumbrance Certificates, dated, 24/08/2022 that for 4 years and six months from 5th day of February 2018 to 26th day of August, 2022, that no encumbrance affecting the Said Properties have been found.

In view of the documents mentioned above, which have been perused by me it is seen that, **Thirteen Star Construction And Developers**, is the absolute owner of the Said Property and can deal with the Said Property in the manner that it may wish, considering that the Said Property has a valid, clear and marketable title as per prevailing law subject to production of Nil Encumbrance Certificate.

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