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TITLE VERIFICATION SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE

I have been requested by M/s. LAPMAC Realty, a partnership firm bearing GST Registration No. 30AAMFL0184C1ZT, acting through its Partner Mr. Mandar Shamsundar Parulekar, having its office at La Terrace Apartment, Miramar, Ilhas, La Campala Colony, Panaji, North Goa – 403001, to examine and verify the title pertaining to the property bearing P.T. Sheet No. 115, Chalta No. 26, Panaji, admeasuring 504 square metres, situated at La Campala Residential Colony, Miramar, Panaji, Taluka Tiswadi, District North Goa.

Accordingly, upon examination of the records and photocopies of the documents submitted and produced for verification and subject to the observations recorded herein, I furnish the following Title Verification and Search Report.

A. DESCRIPTION OF PROPERTY

The property under verification comprises Plot No. F-5, forming part of the layout known as "La Campala Residential Colony", situated at St. Inez / Miramar, Panaji, within the jurisdiction of the Corporation of the City of Panaji, Taluka Tiswadi, District North Goa, and within the Sub-Registration District of Ilhas.

The said plot is presently surveyed and recorded in the records of the Directorate of Settlement and Land Records under P.T. Sheet No. 115, Chalta No. 26, admeasuring 504.00 square metres, and is classified as Private Property. The origin of title reflected in Form D records the name of Smt. Julia Maria Piedade Alvares, resident of Panaji, as the holder thereof. The Form D produced does not disclose any easement, lease, charge, encumbrance or adverse remark affecting the said property.

The said plot is bounded as follows:

NORTH : By PTS 115/28, Plot No.F-4

SOUTH : By PTS 115/24, Plot No. F-6

EAST : 12 M. Road of La Campala Residential Colony.

WEST : By PTS 115/27, Plot No.F-8

As per the plan issued by the Directorate of Settlement and Land Records, the said property is delineated under P.T. Sheet No. 115 and Chalta No. 26.

The title documents produced for verification make reference to a larger property from which the said layout known as "La Campala Residential Colony" is stated to have been formed. The description of the said larger property, as appearing in the relevant title documents, is reproduced hereinbelow for purposes of identification and tracing of title.

The aforesaid Plot No. F-5 forms part and parcel of a larger property originally consisting of freehold agricultural land situated at St. Inez, Panaji, within the limits of the erstwhile Panjim Municipality, Taluka Tiswadi, Sub-Registration District of Ilhas, Goa. The larger property was constituted by amalgamation of three distinct properties registered in the Office of the Land Registrar at Panaji under No. 410 at Folio 10 of Book B-6 (Old), No. 11 at Folio 6-V of Book B-1 (New) and No. 2451 at Folio 280-V of Book B-28 (Old), and enrolled in the Revenue Records under Nos. 81 and 84 of St. Inez.

The said larger property was surveyed under Cadastral No. 1092 of Panaji and Cadastral No. 51 of Taleigao, having a total area of approximately 67,386 square metres, exclusive of an area of 2,091 square metres surveyed under Cadastral No. 51 of Taleigao, and was bounded as follows:

East: By canal and coconut grove known as "Oulem Morod Grande" belonging to

Joaquim Antonio Carvalho and Hori Madeva Poi;

West: By paddy field known as "Rogulem" of Francisco Xavier Pereira and property

known as "O Alto" of the Confraria da Igreja de Panjim

South: By paddy field known as "Rogulem" of Francisco Xavier Pereira;

North: By paddy field known as "Chinchecho Cunto" of Cristovam Pinto and paddy

field known as "Agarachem Xella" of Miguel Vicente D'Abreu.

B. DOCUMENTS PRODUCED AND EXAMINED

For the purpose of this Title Verification and Search Report, the following documents and records were produced and examined:

1. Deed of Sale dated 15/08/1975 registered under No. 613/1975 before the Sub-Registrar of Ilhas, Panaji, executed in favour of Smt. Julia Maria Piedade Alvares.
2. Deed of Gift dated 26/11/1982 executed by Smt. Julia Maria Piedade Alvares and Shri Honorato Rosario Alvares in favour of Smt. Sandra Vena Nazareth and Shri Gratian Albert Nazareth.
3. Succession Deed dated 25/03/2016 executed before the Notarial Ex-Officio, Bardez, Mapusa and recorded at Folios 2 to 3 of Book No. 854.
4. Extract of publication in the Official Gazette, Series III dated 25/05/2016, referred to in the aforesaid Succession Deed.
5. Form 'D' pertaining to P.T. Sheet No. 115, Chalta No. 26, Panaji.
6. Mutation order No.111998 dated 22/1/2025.
7. Plan / Survey Plan issued by the Directorate of Settlement and Land Records pertaining to P.T. Sheet No. 115, Chalta No. 26.
8. Birth Certificate of Smt. Sandra Vena Alvares.
9. Marriage Certificate evidencing the marriage of Smt. Sandra Vena Alvares with Shri Gratian Christian Albert Nazareth and the consequent change of name to Sandra Vena Nazareth.

10. Death Certificate of Shri Rosario Santana Alvares.
11. Death Certificate of Smt. Julia Maria Piedade Alvares.
12. Such other supporting records and extracts as are specifically referred to in this Report.

C. ROOT OF TITLE AND CHAIN OF TRANSACTIONS

The title history of the said property, on the basis of the documents produced, is as follows:

i. Sale Deed dated 15/08/1975

For the purpose of this Title Verification and Search Report, and on the basis of the documents produced for examination, the root of title of the property under verification is considered to be the Deed of Sale dated 18/08/1975, registered under No. 613/75 before the Sub-Registrar of Ilhas, Panaji.

By the said Deed, the vendors therein, together with the confirming parties, granted, sold, conveyed, assigned and transferred unto Smt. Julia Maria Piedade Alvares a plot of land forming part of the layout known as "La Campala Residential Colony", admeasuring 504 square metres, together with all rights, easements and appurtenances attached thereto.

The said Deed records that the plot conveyed thereunder constituted a portion of the larger property more particularly described in the First Schedule thereto. The Second Schedule of the said Deed contains the description of the plot conveyed and identifies the same as a plot forming part of the said La Campala Residential Colony, admeasuring 504 square metres. The boundaries of the plot as appearing in the said Deed are recorded as being bounded on the East by a 12 metres road of the colony, on the West by Plot No. F-8 of the colony, on the South by Plot No. F-6 of the colony and on the North by Plot No. F-4 of the colony.

The description contained in the aforesaid Deed has been examined and correlated with the records of the Directorate of Settlement and Land Records, Government of Goa, including Form 'D' and the plan pertaining to P.T. Sheet No. 115, Chalta No. 26, admeasuring 504 square metres. The said Form 'D' records Smt. Julia Maria Piedade Alvares as the holder shown in the origin of title and reflects no easement, lease, charge, encumbrance or adverse remark affecting the said holding. The plan issued by the Directorate of Settlement and Land Records identifies

the said holding under P.T. Sheet No. 115, Chalta No. 26, within the limits of St. Inez/Miramar, Panaji.

The Form 'D' and plan issued by the Directorate of Settlement and Land Records and relied upon for the purpose of this Report were downloaded and verified from the official records available on the relevant government portal dated 19/06/2026 and are considered in conjunction with the title documents produced for examination.

ii. Gift Dated 26/11/1982

Further, by a Deed of Gift dated 26/11/1982 registered before the Sub-Registrar of Ilhas, Panaji, at serial no. 771/82, Smt. Julia Maria Piedade Alvares and her husband, Honorato Rosario Alvares gifted and transferred unto their daughter Smt. Sandra Vena Nazareth their 3/4th disposable interest in the property more particularly described therein.

The Schedule to the said Gift Deed describes the property as Plot No. F-5 of La Campala Residential Colony, St. Inez/Miramar, Panaji, admeasuring 504 square metres, and records the boundaries thereof as: East by a 12 metres road of the Colony; West by Plot No. F-8; South by Plot No. F-6; and North by Plot No. F-4.

The property description contained in the said Gift Deed substantially corresponds with the description contained in the Sale Deed dated 15/08/1975, the particulars reflected in Form 'D' and the plan pertaining to P.T. Sheet No. 115, Chalta No. 26. In particular, the identity of the transferor under the Gift Deed, namely Smt. Julia Maria Piedade Alvares, whose name is reflected in Form 'D' as the holder shown in the origin of title, together with the correspondence in area, location and boundaries, provides continuity in the documentary history of the property and supports its identification with the holding presently surveyed under P.T. Sheet No. 115, Chalta No. 26, admeasuring 504 square metres.

The above correlation is based upon the documents and public records produced for examination and is recorded for the purpose of tracing and identifying the property forming the subject matter of this Report.

iii. Succession and identity documents



In addition to the title documents referred to hereinabove, photocopies of certain civil status records and succession records were produced for examination. The said documents have been considered solely for the purpose of establishing the identity of the persons appearing in the chain of title, their relationship inter se and the devolution of rights reflected in the title documents.

The Birth Certificate of Sandra Vena Alvares records her date of birth as 02/08/1958 and records her parents as Shri Rosario Santana Alvares and Smt. Julia Maria Piedade Alvares.

The Marriage Certificate that was received was authentic but the registration numbers on the marriage certificate were illegible. A Marriage Certificate issued had a receipt No. 71/133 out of the no. 71 was illegible. The marriage of Sandra Vena Alvares with Shri Gratian Christian Albert Nazareth on 15.05.1980. The said certificate with Reference No. VP/PDF/008/16-17/14 issued by Village Panchayat De Franca produced therewith indicate that Sandra Vena Alvares came to be known as Sandra Vena Nazareth following her marriage.

The Death Certificate of Shri Rosario Santana Alvares records that he expired on 02/09/1985.

The Death Certificate of Smt. Julia Maria Piedade Alvares records that she expired on 25/04/2014.

Further, a Succession Deed dated 25/03/2016 executed before the Notarial Ex-Officio, Bardez, Mapusa and recorded at Folios 2 to 3 of Book No. 854 was produced for examination. The said Succession Deed records that notice thereof was published in the Official Gazette, Series III, dated 25/05/2016 at pages 150-151 and that no objections were received pursuant thereto.

The said Succession Deed further records Sandra Vena Nazareth (née Sandra Vena Alvares) as the sole and universal heir of the estate left behind by her deceased parents, namely Shri Rosario Santana Alvares and Smt. Julia Maria Piedade Alvares.

The aforesaid records, when read conjointly with the Sale Deed dated 15/08/1975, the Gift Deed dated 26/11/1982, the Form 'D' records and the plan pertaining to P.T. Sheet No. 115, Chalta No. 26, provide documentary continuity connecting Smt. Julia Maria Piedade Alvares, who is recorded as the holder shown in the origin of title in Form 'D', with Sandra Vena Nazareth, who appears in the subsequent chain of title.

The same is further evidenced and confirmed by Mutation Order No. 111998 dated 22 January 2025, whereby the mutation was duly effected in favour of Sandra Vena Alvares, alias Sandra Vena Nazareth, and Gratian Albert Nazareth.

Accordingly, the aforesaid documents have been considered as corroborative records supporting the identity of the parties and the devolution of rights reflected in the title documents examined for the purpose of this Report. The observations herein are based upon the photocopies and extracts produced for examination.

The examination and opinion contained herein are based upon the aforesaid documents and records produced for verification.

D. ENCUMBRANCE AND SEARCH

The Form 'D' produced for examination does not disclose any easement, lease, charge, encumbrance or adverse remark affecting the property under verification. Further, no adverse claim to title is apparent from the documents and records produced for examination.

The opinion expressed herein is based upon the documents and records specifically referred to in this Report.

E. OPINION

From the documents and records produced for examination and referred to in this Report, the title to the property bearing P.T. Sheet No. 115, Chalta No. 26, Panaji, admeasuring 504 square metres, appears to have devolved as follows:

The root of title is traceable to the registered Deed of Sale dated 15/08/1975 executed in favour of Smt. Julia Maria Piedade Alvares. Thereafter, the Deed of Gift dated 26/11/1982 records the transfer of the donors' interest in the said property in favour of Smt. Sandra Vena Nazareth and Shri Gratian Albert Nazareth. The subsequent Succession Deed dated 25/03/2016 records Smt. Sandra Vena Nazareth as the sole and universal heir of the estate of her deceased parents.

The identity of the property has been corroborated from the Sale Deed, Gift Deed, Form 'D' records and the plan pertaining to P.T. Sheet No. 115, Chalta No. 26, all of which consistently reflect the property admeasuring 504 square metres.

The Form 'D' presently continues to reflect the name of Smt. Julia Maria Piedade Alvares as the holder shown in the origin of title and does not disclose any easement, lease, charge, encumbrance or adverse remark affecting the said holding.

Subject to the observations contained in this Report and on the basis of the documents and records produced for examination, the title to the property under verification appears to be good and marketable and capable of being dealt with by the persons deriving title through the aforesaid chain of documents.

F. TITLE CLEARANCE CERTIFICATE

This is to certify that on the basis of the documents and records produced for examination and subject to the observations and qualifications contained herein above in this Report, the title in favour of Smt. Sandra Vena Nazareth and Shri Gratian Albert Nazareth in respect of the property bearing P.T. Sheet No. 115, Chalta No. 26, Panaji, admeasuring 504 square metres and situated at La Campala Residential Colony, St. Inez/Miramar, Panaji, Taluka Tiswadi, District North Goa, appears to be lawful, traceable and marketable.

The property is reflected in Form 'D' without any recorded easement, lease, charge, encumbrance or adverse remark affecting the said holding.

This Title Certificate is made in favour of M/s. LAPMAC Realty, a partnership firm bearing GST Registration No. 30AAMFL0184C1ZT, acting through its Partner Mr. Mandar Shamsundar Parulekar, having its office at La Terrace Apartment, Miramar, Ilhas, La Campala Colony, Panaji, North Goa – 403001, based on the documents placed and produced before me, found to be genuine.

Place: Panaji, Goa

Date: 25th June, 2026



Adv. Adityarana Kalangutkar.