

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

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THE TITLE VERIFICATION REPORT

At the instance of M/S NAROO CONSTRUCTIONS, a proprietary concern of Mr. Iqbal Naroo, having its office at 3rd Floor, Mohidin Towers "A", D. V. Road, Panaji, Goa-403001, 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:

(I) ALL THAT property known as "GALOMBATA" admeasuring 6250.00 sq. mts., described in the Land Registration Office of Bardez under no. 8129 at Folios 130V of Book B-21 new, not enrolled in the Taluka Revenue Office surveyed under No. 120/2 of Village Marna, situated within the limits of Village Panchayat of Marna Siolim, Taluka Bardez, District of North Goa and bounded as under:

North : By the drain of rain water.
South : By the boundary of Village Assagao.
West : By property bearing survey no. 120/1 of Village Marna.
East : By property bearing survey nos. 120/3 and 120/8 of Village Marna.

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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. Certificate of Description dated 18/03/1986 issued by the Land Registrar of the Judicial Division of Bardez (in Portuguese language) along with its English Translation.
2. Deed of Succession dated 29/04/2005 drawn before the Notary Ex-officio, Bardez in the Notary Book of Deeds bearing No. 805 at pages 88 to 89V dated 29/04/2005.
3. Certified copy of the Inventory Proceedings No. 220/2014/A in the Court of Civil Judge Senior Division at Mapusa.
4. Deed of Gift dated 27/09/2010 registered before the Sub Registrar of Bardez under Reg. No. BRZ-BK1-03536-2010 dated 28/09/2010.
5. Deed of Rectification dated 07/06/2016 registered before the Sub Registrar of Bardez under Reg. No. BRZ-BK1-02633-2016 dated 07/06/2016.
6. Agreement for Development cum Construction dated 30/07/2016 registered before the Notary, J.S. Rebello under Reg. No. 12305/16 dated 30/07/2016.

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7. Addendum dated 18/01/2018 to the Agreement for Development cum Construction dated 30/07/2016 registered before the Notary, J.S. Rebello under Reg. No. 2254/18 dated 13/02/2018.
8. Sanad dated 06/07/2017 bearing no. RB/CNV/BAR/AC-1/43/2016 issued by the Addl. Collector-I of North Goa District Panaji, Panaji.
9. Technical Clearance Order dated 15/11/2017 bearing No. TPB/2447/Marna/TCP-17/2602 issued by the Dy. Town Planner, Mapusa, Bardez, Goa.
10. Construction License dated 15/12/2017 bearing Ref. No. VP/S.M./17-18/22/2254 issued by Village Panchayat Siolim.
11. Nil Encumbrance Certificate dated 08/02/2018 bearing No. 403 of 2018 issued by the Sub Registrar of Bardez.

TITLE REPORT

I have perused the abovementioned documents:

1. The document at Sr. No. 1 hereinabove suggests that the said property originally belonged to Pedro Caetano Sebastiao Fernandes and Salvador Xavier Fernandes.
2. The document at Sr. No. 2 suggests that upon the death of

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Salvador Xavier Fernandes also known as Salvador Felicio Fernandes and his wife Josefina Apolina Fernandes also known as Josefina Fernandes or Josephine Fernandes, their only daughter, Santana Claudina Rufina Fernandes was declared as the sole heir/successor of the said deceased and who became entitled to succeed to their estate which included their right and share in the said property.

3. The document at Sr. No. 3 suggests that Pedro Caetano Sebastiao Fernandes expired and so also his wife Rosaria Patriciana Fernandes alias Rosaria Noronha expired, leaving behind Ms. Santana Gama Fernandes alias Santana Fernandes as their sole and universal heir. The said document at sr. no.3 further suggests that Ms. Santana Gama Fernandes alias Santana Fernandes also expired on 15/07/1994 in the status of a spinster and as such, the right and share of late Pedro Caetano Sebastiao Fernandes and Rosaria Patriciana Fernandes alias Rosaria Noronha in the said property which was inherited by Ms. Santana Gama Fernandes alias Santana Fernandes came to be allotted to Santana Claudina Rufina Fernandes by virtue of Final Chat of Allotment dated 24/11/2015 and the same was confirmed by final Order dated 30/11/2015 by Civil Judge Senior Division at Mapusa.

4. Thus, Santana Claudina Rufina Fernandes became the sole owner of the said property and said Santana Claudina Rufina



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Fernandes, in the status of a spinster, gifted the said property to Mrs. Lavinia Rita Gonsalves by virtue of the documents at Sr. Nos. 4 and 5 hereinabove.

5. The document at Sr. No. 6 suggests that Lavinia Rita Gonsalves along with her husband, Mr. Eliot Antony Gonsalves, as the lawful owners of the said property entered into an Agreement for Development and Construction with M/s Naroo Constructions, through its proprietor, Mr. Iqbal Sattar Naroo and inter alia agreed to develop the said property and sell the same to M/s Naroo Constructions for consideration in the form of payment of the sum of Rs. 50,00,000/- (Rupees fifty lakh only) by M/s Naroo Constructions to Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves and by construction and allotment of 40% permissible constructed built up area comprising of Flats/residential units in the said property by M/s Naroo Constructions to Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves.

6. The Agreement at Sr. No. 6 (clause 2 (a) & (b) therein) confirms the payment of Rs. 50,00,000/- (Rupees fifty lakh only) by M/s Naroo Constructions to Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves, the receipt of which amount has been duly acknowledged by Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves.

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7. The documents at Sr. Nos. 8, 9 and 10 suggest that the necessary Sanad, Technical Clearance Order and Construction License were issued to undertake construction of residential building, swimming pool and compound wall in the said property as per the approved plans therein.

8. The document at Sr. No. 7 suggests that 40% permissible constructed built up area comprising of Flats/residential units in Block 'Q' and 'R' constructed in the said property have been allotted to Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves by way of full and final payment of the consideration of the Agreement for Development cum Construction dated 30/07/2016.

9. The document at Sr. No. 7 further suggests that the balance 60% of the permissible built up area comprising of flats and residential units in Block 'P' and 'S', as identified in the said Addendum dated 18/01/2018 have been retained by the M/s Naroo Constrictions, which M/s Naroo Constrictions is entitled to sell along with the amenities such as Gym, Swimming Pool, Club House, etc. The said 60% of the permissible built up area comprising of flats and residential units in Block 'P' and 'S' have been more particularly described in the Schedule forming part of this report.



10. The Sub Registrar of Bardez at Mapusa by virtue of the Nil Encumbrance Certificate issued by him at Sr. No. 11 hereinabove has certified that the said property is without any encumbrance for the period from 27/09/2010 to 08/02/2018.

That I am therefore of the opinion:

- a) That Mrs. Lavinia Rita Gonsalves and Mr. Eliot Antony Gonsalves have clear marketable title to the said PROPERTY which is described hereinabove.
- 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) That M/s Naroo Constructions is having valid subsisting right in the said property in terms of Agreement for Development cum construction dated 30/07/2016 referred at Sr. No. 6 hereinabove and further by virtue of Addendum dated 18/01/2018 which is referred at

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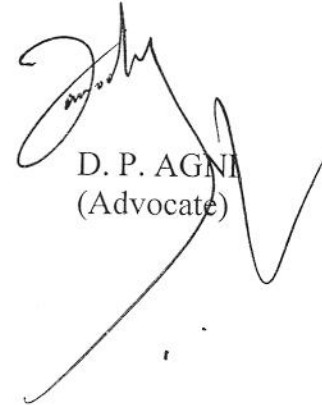


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Sr. No. 7 hereinabove, M/s Naroo Constructions is empowered to sell the 60% of the permissible built up area comprising of flats and residential units in Block 'P' and 'S' which have been more particularly described in the Schedule forming part of this report.

Issued without prejudice.

Place: Panaji, Goa.
Date : 13/03/2018


D. P. AGNI
(Advocate)



SCHEDULE OF FLATS/RESIDENTIAL UNITS IN BLOCK 'P'
AND 'S' ALLOTTED TO M/S NAROO CONSTRCTIONS

Block P

| Floor number | Type | Flat No. | Carpet Area | F.A.R. (a) | Balcony Area (b) | Open Terrace | Actual Area | Proportionate share of common area(actual area x common area coefficient) (c) | Built up (a+b+c) |
|--------------|------|----------|-------------|---------------|---------------------|--------------|-------------|--|---------------------|
| Ground Floor | 2BHK | P001 | 73.72 | 79.65 | 23.10 | 0.00 | 102.75 | 10.51 | 113.26 |
| | 2BHK | P002 | 72.38 | 78.78 | 23.10 | 0.00 | 101.88 | 10.42 | 112.30 |
| | 1BHK | P003 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | 6.32 | 68.08 |
| | 1BHK | P004 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | 6.32 | 68.08 |
| | 1BHK | P005 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P006 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P007 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P008 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P009 | 42.65 | 47.73 | 15.52 | 0.00 | 63.25 | 6.47 | 69.72 |
| First Floor | 2BHK | P101 | 73.72 | 79.65 | 23.10 | 0.00 | 102.75 | 10.51 | 113.26 |
| | 2BHK | P102 | 72.38 | 78.78 | 23.10 | 0.00 | 101.88 | 10.42 | 112.30 |
| | 1BHK | P103 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | 6.32 | 68.08 |
| | 1BHK | P104 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | 6.32 | 68.08 |
| | 1BHK | P105 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P106 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P107 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P108 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | 6.36 | 68.50 |
| | 1BHK | P109 | 42.65 | 47.73 | 15.52 | 0.00 | 63.25 | 6.47 | 69.72 |



| Second Floor | | | | | | | | | |
|--------------|------|--------|-------|--------|------|---------|--|--------|---------|
| 2BHK | P201 | 73.72 | 79.65 | 23.10 | 0.00 | 102.75 | | 10.51 | 113.26 |
| 2BHK | P202 | 72.38 | 78.78 | 23.10 | 0.00 | 101.88 | | 10.42 | 112.30 |
| 1BHK | P203 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | | 6.32 | 68.08 |
| 1BHK | P204 | 42.40 | 47.21 | 14.55 | 0.00 | 61.76 | | 6.32 | 68.08 |
| 1BHK | P205 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | | 6.36 | 68.50 |
| 1BHK | P206 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | | 6.36 | 68.50 |
| 1BHK | P207 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | | 6.36 | 68.50 |
| 1BHK | P208 | 42.65 | 46.77 | 15.37 | 0.00 | 62.14 | | 6.36 | 68.50 |
| 1BHK | P209 | 42.65 | 47.73 | 15.52 | 0.00 | 63.25 | | 6.47 | 69.72 |
| | | 1332.4 | 1463 | 456.90 | 0.00 | 1919.88 | | 196.41 | 2116.29 |

Block S

| Floor number | Type | Flat No. | Carpet Area | F.A.R (a) | Balcony Area (b) | Open Terrace | Actual Area | Proportionate share of common area(actual area x common area coefficient) (c) | Built up Area (a+b+c) |
|--------------|------|----------|-------------|-----------|------------------|--------------|-------------|---|-----------------------|
| Ground Floor | 2BHK | S001 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| | 2BHK | S002 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| First Floor | 2BHK | S101 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| | 2BHK | S102 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| Second Floor | 2BHK | S201 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| | 2BHK | S202 | 63.87 | 70.13 | 20.99 | 0.00 | 91.12 | 8.23 | 99.35 |
| | | | 383.22 | 420.78 | 125.94 | 0.00 | 546.72 | 49.38 | 596.10 |