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DATE: 05/01/2018.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of respect of building project to be constructed in portion of land admeasuring 28,423 sq. mts. of survey no. 20/1/L of Village Bainguinim, Ilhas, Goa.

1. NAME AND ADDRESS OF THE TITLE HOLDER

Expat Projects & Development Pvt. Ltd. having its registered office at Bangalore.

2. TITLE DEEDS SEEN BY ME.

- i. Description no. 17021 at page 53 of Book B-45(New) in the Land Registration Office of Ilhas; (photo copy)
- ii. Deed of Sale dt. 20/10/1944; (photo copy)
- iii. Deed of Partition dt. 24/07/1974; (photo copy)
- iv. Deed of Sale dt. 20/08/1980; (photo copy)
- v. Sanad dt. 27/01/2009 from Addl. Collector – II, Panaji ; (photo copy)
- vi. Agreement dt. 01/10/1986; (photo copy)
- vii. Order dt. 14/09/1989, passed by Civil Judge Senior Division at Mapusa; (photo copy)
- viii. Deed of Sale dt. 20/10/1994; (photo copy)
- ix. Form I & XIV of survey no. 20/1-L of Village Bainguinim; (photo copy)
- x. Development Permission dt. 05/10/2011, dt. 27/02/2013 and dt. 15/12/2017 from Town & Country Planning Department; (photo copy)
- xi. Construction Licence dt. 25/11/2011 and Renewal Licence dt. 20/01/2015, from Village Panchayat Se Old Goa; (photo copy)



- xii. Agreement for Joint Development of Immovable Property dt. 31/12/2008; (photo copy)
- xiii. Agreement for Sale dt. 18/08/2015; (photo copy)
- xiv. Supplementary Agreement dt. 07/02/2017; (photo copy)
- xv. Deed of Sale dt. 08/02/2017; (photo copy)
- xvi. NIL Encumbrance Certificate dt. 11/01/2017; (photo copy)

3. DESCRIPTION OF IMMOVABLE PROPERTIES

The building project is to be constructed in portion of land admeasuring 28,423 sq. mts. of survey no. 20/1/L of Village Bainguinim, Ilhas, Goa and is bounded under:-

- ON THE NORTH : by the property being retained by Prithvi Consultants Pvt. Ltd.;
- ON THE SOUTH : by the property bearing survey no. 20/1.
- ON THE EAST : by property belonging to Verediana Metildas Dalgado e Sa;
- ON THE WEST : by the property of Verediana Metildas Dalgado e Sa comprising of Plot Nos. 7 to 10.

Hereinafter called said portion of land.

The said portion of land forms the part of the plot of land, admeasuring 37500 sq. mts., surveyed under no. 20/1-L of Village Bainguinim and is bounded as under:-

- ON THE NORTH : by the property belonging to Shri Veceslao Gonsalves from St. Cruz, Ilhas, Goa;
- ON THE SOUTH : by the property bearing survey no. 20/1.
- ON THE EAST : by property belonging to Verediana Metildas Dalgado e Sa;
- ON THE WEST : by the property of Verediana Metildas Dalgado



e Sa comprising of Plot Nos. 7 to 10;

Hereinafter called said plot of land.

The said plot of land forms the part of the land (Plot No. 3) admeasuring 3,65,055 sq. mts. of the property known as "PREDIO OITERAL BONOTO" or "BONDLO" or "BONBO", situated at Bainguinim, within the limits of Village Panchayat of Bainguinim, Taluka Tiswadi, Registration Sub District of Ilhas, District of North Goa, State of Goa, which property is described in the Land Registration Office of Ilhas under no. 17021 at page 53 of Book B-45(New), enrolled in the Taluka Revenue Office under Matriz Nos. 159 to 165, surveyed under no. 20/1 of Village Bainguinim and said larger land admeasuring 3,65,055 sq. mts. is bounded as under:-

ON THE NORTH : by Village Ela and part of Plot No. 2;
ON THE SOUTH : by wall of the Old Fort of Goa, was allotted
to Carmo Gregorio De Souza and Smt. Maria
Ilda de Souza;
ON THE EAST : by the property of Verediana Metildas Dalgado
e Sa and others and Village Ella
ON THE WEST : by Plot No. 2 which is separated by a straight line
running in the North South direction;.

Hereinafter called said land.

4. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :

The said portion of land is situated at Bainguinim, within the jurisdiction of Sub Registrar of Ilhas.

ii. SEARCH AND INVESTIGATION :-



The property known as "BONOBO" or "PREDIO OITERAL", admeasuring 730107 sq. mts. was represented under the Old Cadastral Survey no. 41 in the Cadastral Survey Plan of Land Survey Department and is recorded in the name of Shri Bernardo Jose Da Costa in the Land Revenue Office under Matriz nos. 159 and 165.

Upon the death of said Bernardo Jose Da Costa, Inventory Proceedings were instituted before the Court of Comarca Ilhas and the said property was allotted to his following two daughters in equal shares:-

- i) Maria Ilda Amanda Da Costa;
- ii) Jovina Da Costa.

The undivided half share of said Maria Ilda Amanda Da Costa is inscribed in her name under Inscription no. 24420 at page 31 of Book G-38 on 29/04/1960 in the Land Registration Office.

By Sale Deed dt. 02/01/1936, recorded before Notary of Ilhas, Dr. Socrates de Costa at page 94 of Book No. 306, said Jovina Da Costa sold her undivided half share in the said property to Shri Vencetexa Visvonata Camotim, Shri Ananda Visvonata Camotim and Shri Vassudeva Visvonata Camotim and the said half share is inscribed in their names under Inscription no. 10037 at page 69 of Book G-19 on 17/01/1936 in the Land Registration Office.

By Deed of Sale dt. 20/10/1944, recorded before Notary of Ilhas, Dr. Socrates de Costa at pages 95 onwards of Book 381, said Vencetexa Visvonata Camotim and said Ananta Visvonata Camotim sold their 2/3rd of half of the said property to (1) Shri Rosario Souza, (2) Shri Salvador de Souza, (3) Shri Gonsalo Souza, (4) Shri Antonio Francisco de Souza, (5) Shri Francisco de Souza, (6) Shri Simao Souza and (7) Shri Jose Caetano Souza.



By virtue of said Deed of Sale, said Rosario Souza, said Salvador de Souza, said Gonsalo Souza, said Antonio Francisco de Souza, said Francisco de Souza, said Simao Souza and said Jose Caetano Souza are entitled for 1/7th share each in 2/3rd of half of the said property.

Said Rosario Souza, said Francisco de Souza, said Simao Souza and said Jose Caetano Souza expired.

By Deed of Partition dt. 24/07/1974, registered before Sub Registrar of Ilhas under no. 482, at pages 54 to 65 of Book I, Vol. 21 dt. 23/08/1974, between Carmo Gregoria De Souza and his wife Maria Ilda Amanda Botelho De Costa, as Parties of the First Part, said Vassudeva Visvonata Camotim and his wife Smt. Ratanbai Vasudeva Camotim, as Parties of the Second Part, said Salvador Souza, as widower, said Gonsalo Souza, as widower, said Antonio Francisco Souza and his wife Severina Fernandes and the heirs of said Rosario Souza, said Francisco de Souza, said Simao Souza and said Jose Caetano Souza, as Parties of the Third Part, partitioned the said property into three Plots No. 1, 2, and 3 and Plot No. 1, admeasuring 2,43,368 sq. mts. approx. was allotted to said Salvador Souza, as widower, said Gonsalo Souza, as widower, said Antonio Francisco Souza and his wife Severina Fernandes and the heirs of said Rosario Souza, said Francisco de Souza, said Simao Souza and said Jose Caetano Souza, Plot No. 2, admeasuring 1,21,684 sq. mts. approx. was allotted to said Vassudeva Visvonata Camotim and his wife Ratanbai Vasudeva Camotim and Plot No. 3, admeasuring 3,65,055 sq. mts. approx., hereinabove called said land was allotted to said Carmo Gregoria De Souza and his wife Maria Ilda Amanda Botelho De Costa.

It transpires that by Agreement of Sale dt. 22/03/1974, said Carmo Gregorio De Souza and his wife Maria Ilda Amanda Botelho De Costa agreed to sell said land to Shri Francsico Xavier De Sousa e Brito and Shri Jose Filipe Pegado Braganza and by



virtue of said Agreement, said Carmo and his wife transferred smaller portion of land total adm. 1,49,175 sq. mts. to the persons nominated by said Francsico and said Jose. Thus the unsold portion is admeasuring 2,15,825 sq. mts. of said land.

By Deed of Sale dt. 20/08/1980, registered before Sub Registrar of Ilhas under no. 329 at pages 55 to 62 of Book I, Vol. 163 dt. 17/8/1981, said Carmo Gregorio De Souza and his wife Maria Ilda Amanda Botelho De Costa alias Maria Ilda Amanda de Costa alias Maria Ilda De Sousa sold said unsold area admeasuring 2,15,825 sq. mts. of said land to said Francsico Xavier De Sousa e Brito and said Jose Filipe Pegado Braganza.

Addl. Collector – II, Panaji granted Sanad vide its No. CNV/TIS/68/2008 dt. 27/01/2009 for conversion of an area adm. 77075 sq. mts. for residential use.

By Agreement dt. 01/10/1986, said Francsico Xavier De Sousa e Brito and his wife Smt. Melba Lima Brito and said Jose Filipe Pegado Braganza and his wife Smt. Wilma Jaques Braganza agreed to sell plot of land admeasuring 37,500 sq. mts. to Prithvi Consultants Private Limited, a Pvt. Ltd. Co., having its registered office at Khadpaband, Ponda, Goa.

Upon the death of said Francsico Xavier De Sousa e Brito, Inventory Proceedings being no. 63/1989 were instituted before the Civil Judge Senior Division at Mapusa and half share in said plot of land was listed as Item No. 8 and was allotted to his widow, Melba Lima Brito being the highest bidder in the auction and the same is confirmed by Order dt. 14/09/1989.

By Deed of Sale dt. 20/10/1994, registered before Sub Registrar of Ilhas under no. 666 at pages 143 to 173 of Book I, Vol. 584 dt. 19/04/1996, said Melba Lima Brito



and said Jose Filipe Pegado Braganza and his wife Wilma Jaques Braganza sold said plot of land to said Prithvi Consultants Private Limited.

By Order dt. 09/09/2011 passed by the Dy. Collector, Panaji in the Land Partition Case No. LND/PART/60/2009, the said plot of land was allotted new survey number as 20/1-L of Village Bainguinim.

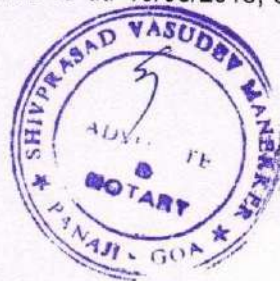
In Form I & XIV of survey no. 20/1-L of Village Bainguinim the name of said Prithvi Consultants Private Limited is recorded in the Occupant's Column by Mutation No. 23153.

Town & Country Planning Department granted Development Permission vide its No. Tis/7123/BAI/TCP/11/1491 dt. 05/10/2011, No. Tis/7123/BAI/TCP/13/376 dt. 27/02/2013 and No. Tis/7123/BAI/TCP/2017/522 dt. 15/12/2017 for construction of residential building in said plot of land.

Village Panchayat Se Old Goa granted Construction Licence vide its No. VP/SOC/1165/2011-12 dt. 25/11/2011 and subsequently renewed vide No. VP/SOC/29/2011-12 dt. 20/01/2015 for construction of residential building in said plot of land.

By Agreement for Joint Development of Immovable Property dt. 31/12/2008, said Prithvi Consultants Private Limited entered into joint venture with M/s. Unicorn Developers, a Sole Proprietorship concern of Shri Prakash Kittur for development of an area admeasuring 13,178 sq. mts. under name "RANI INFRA UNICORN JOINT VENTURE" and on terms and conditions set out therein.

By Agreement for Sale dt. 18/08/2015, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-02187-2015 of CD No. PNJD43 dt. 19/08/2015, said Prithvi



Consultants Private Limited, as Vendor along with said M/s. Unicorn Developers, as Confirming Party agreed to sell said plot of land, excluding four plots of 300 sq. mts. each to Expat Projects & Development Pvt. Ltd., a Pvt. Ltd. Co., having its registered office at Bangalore.

By Supplementary Agreement dt. 07/02/2017, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-00252-2017 of CD No. PNJD55 dt. 08/02/2017, said Agreement for Sale dt. 18/08/2015 was rectified whereby portion of land admeasuring 28,423 sq. mts. of said land was agreed to be sold to said Expat Projects & Development Pvt. Ltd.

By Deed of Sale dt. 08/02/2017, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-00318-2017 of CD No. PNJD55 dt. 15/02/2017, said said Prithvi Consultants Private Limited, as Vendor along with said M/s. Unicorn Developers, as Confirming Party sold said portion of land admeasuring 28,423 sq. mts. to said Expat Projects & Development Pvt. Ltd.

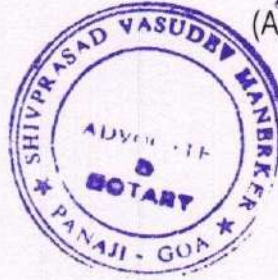
NIL Encumbrance Certificate dt. 11/01/2017 issued by Sub Registrar of Ilhas certifies that no encumbrance is affecting the said plot of land for the period 01/01/1994 to 10/01/2017.

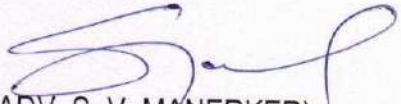
CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before Sub Registrar of Ilhas, Directorate of Archives, over 30 years. The statements and other information given in this report are correct and true. I further Certify that said Expat Projects & Development Pvt. Ltd., a Pvt. Ltd. Co., absolute clear, valid and marketable title to



the said portion of land and to do the construction of building project therein and therefore Agreement for Sale / Deed of Sale that will be registered before Sub Registrar of Ilhas with the prospective buyer/purchaser in respect of premises constructed / to be constructed in said portion of land can create equitable mortgage for the security of the loan.




(ADV. S. V. MANERKER)