

1st Floor, Happy Home Building, Vassudeo Dempo Marg,
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Umesh Rao
Raunaq Rao
Sayuli Pai Raikar

TITLE VERIFICATION REPORT

At the request of **INDO SAIGON AGENCY**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, PAN No. AAFF11349C, having its registered address at 4th Floor, Commerce House, 421, Nagindas Master Road, Fort Mumbai, India 400 001, I have investigated the title of ALL THOSE PLOTS bearing Nos. 340, 341, 342, 343, 344, 345 and 346 located at the residential layout known as 'Aldeia de Goa' and forming a part of the larger property known as "Pirabhat" and "Rautelem Zin" surveyed under Survey Nos. 15/1, 16/1, 35/1 and 37/1, situated at Bambolim Village within the limits of the Panchayat of Curca Bambolim Talaulim, Tiswadi Taluka, Goa.

(Hereinafter jointly referred to as the "said Property" for the sake of brevity)

1. Location:

Village Bambolim, Taluka Tiswadi, District of North Goa, State of Goa.

2. Area:

3,049 sq. mts.

3. Documents:

For the purpose of this report, we have reviewed the following documents:-

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- (i) Certificate of Description bearing No. 2350, Book B-27 (Old) at Folio 255 overleaf;
- (ii) Certificate of Inscription bearing No. 22454, of Book G-35 at Folio 138;
- (iii) Certificate of Inscription bearing No. 22457, of Book G-35 at Folio 139;
- (iv) Certificate of Inscription bearing No. 22458, of Book G-35 at Folio 139;
- (v) Certificate of Inscription bearing No. 22459, of Book G-35 at Folio 140;
- (vi) Forms I & XIV of Record of Rights pertaining to Survey Nos. 15/1, 16/1, 35/1 and 37/1 of Village Bambolim, Tiswadi Taluka, Goa;
- (vii) Inventory Proceedings dated 19.12.1918 undertaken upon the demise of Maria Carmina Dias;
- (viii) Inventory Proceedings dated 15.12.1930 undertaken upon the demise of Antonio Jose Roque Tolentino Dias;
- (ix) Deed of Declaration, Discharges and Sale dated 27.01.1933 executed before the Office of the Notary, Carlos Augusto Maria D'Oliveira Pegado at Panaji, Goa and registered in the Book of Deeds No. 278, Folio 5 Overleaf;
- (x) Deed of Sale and Discharge dated 23.02.1937 executed before the Notary, Jeronimo Salvador Constantino Socrates D'Costa at Panaji, Goa and registered in the Book of Deeds No. 318, Folio 7;
- (xi) Inventory Proceedings bearing No. 76/1990 instituted before the Court of Civil Judge Senior Division at Mapusa upon the demise of Maria Efigenia Apolinda de Sa Dias;

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- (xii) Deed of Sale dated 07.02.1991 executed before the Sub-Registrar of Tiswadi Taluka, Goa and registered under No. 444/93 in Book No. I, Vol. 222 dated 12.03.1993;
- (xiii) Deed of Sale dated 07.11.1991 executed before the Sub-Registrar of Tiswadi Taluka, Goa and registered under No. 249/93 in Book No. I, Vol. 215 dated 16.02.1993;
- (xiv) Deed of Sale and Conveyance dated 31.05.2011 executed before the Sub-Registrar of Tiswadi at Panaji, Book 1, Document Registration No. PNJ-BK1-01509-2011, CD NO. PNJD8 on 01.06.2011.

4. Offices Searched:

- a. Office of the Archives Department at Panaji, Goa;
- b. Office of the Sub-Registrar & Notary Ex-Officio of Bardez at Tiswadi, Goa;
- c. Directorate of Settlement & Land Records, Panaji, Goa.

5. Description of the Property:

All that Property known as “Pirabhat” and “Rautelem Zin” situated at Bambolim Village within the Panchayat of Curca Bambolim Santana Tiswadi Taluka, Goa described as a whole in the Land Registration Office of Ilhas Taluka, Goa under No. 2350 at Folio 255 V of Book B-27 Old and enrolled in the Taluka Revenue Office under Matriz Nos. 169, 170 and 171, and surveyed under Survey Nos. 15/1, 16/1, 35/1 and 37/1, each of which survey numbers is bounded as under:-

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Survey No. 15/1, admeasuring 33425 sq. mts., is bounded as follows:-

To the East: By Survey No. 16/1 of Hilario R. A. Dias;

To the West: By cart track;

To the North: By the cart tracks; and;

To the South: By the property of H. G. Kamat Mhamai & others bearing Survey No. 14.

Survey no. 11/1, admeasuring 39425 sq. mts., is bounded as follows:-

To the East: By Paddy field of the Comunidade of Bambolim and by Public Road;

To the West: By the trench or Coconut Garden Dando;

To the North: By the hill of the said Bambolim; and;

To the South: By Paddy field of the Confraria of Senhora do Rosario of Morombi O Grande Luis and Vicente Joao de Araujo.

Survey no. 35/1, admeasuring 7450 sq. mts., is bounded as follows:-

To the East: By the cart tracks;

To the West: By the property belonging to Alberto Souza surveyed under no. 36/1;

To the North: By the property belonging to Joao Caetano Benjamino Gonsalves surveyed under no. 34/1; and;

To the South: By cart tracks.

Survey no. 37/1, admeasuring 5950 sq. mts., is bounded as follows:-

To the East: By the cart tracks;

To the West: By the property owned by Hilario R. A. Dias surveyed under no. 35/1;

To the North: By cart tracks; and

To the South: By Paddy field of the Confraria Da Igreja De Mercês and Elvino De Souza and surveyed under no. 37/2.

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6. Description of the Plots:

All those Plots bearing Nos. 340, 341, 342, 343, 344, 345 and 346 located at Survey No. 16/1 of Village Bambolim, Taluka Tiswadi, Goa and distinctly shown in the plan annexed to the Deed of Sale and Conveyance dated 31.05.2011, and each of which Plot is bounded as under:-

Plot No. 340

To the East: By Plot No. 341;

To the West: By Plot No. 339;

To the North: By partly Plot No. 252 and partly Plot 254; and;

To the South: By 8 meter wide internal road.

Plot No. 341

To the East: By Plot No. 342;

To the West: By Plot No. 340;

To the North: By partly Plot No. 254 and partly Plot 256; and;

To the South: By 8 meter wide internal road.

Plot No. 342

To the East: By Plot No. 343;

To the West: By Plot No. 341;

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To the North: By partly Plot No. 256 and partly Plot 258; and;

To the South: By 8 meter wide internal road.

Plot No. 343

To the East: By Plot No. 344;

To the West: By Plot No. 342;

To the North: By partly Plot No. 258 and partly Plot 260; and;

To the South: By 8 meter wide internal road.

Plot No. 344

To the East: By Plot No. 345;

To the West: By Plot No. 343;

To the North: By partly Plot No. 260 and partly Plot 262; and;

To the South: By 8 meter wide internal road.

Plot No. 345

To the East: By Plot No. 346;

To the West: By Plot No. 344;

To the North: By Plot No. 262; and;

To the South: By 8 meter wide internal road.

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Plot No. 346

To the East: By 8 meters wide internal road;

To the West: By Plot No. 345;

To the North: By Plot No. 262, 266 and 268; and;

To the South: By 8 meter wide internal road.

7. Description of Title:

- a. It appears that the said property described under Description No. 2350 at Folio 255 overleaf of Book B-27 (Old), originally belonged to Antonio Jose Roque Tolentino Dias and his wife Maria Carmina Dias.
- b. An undivided 1/4th part of the said property devolved upon and was inscribed in favour of Hilario Renato Assuncao Dias, married, landlord from Santa Cruz, which devolution is recorded under Inscription No. 22454 at Folio 138 of Book G-35 on 28th July 1952 by virtue of allotment made to him in the Orphanological Inventory Proceedings dated 19.12.1918 filed in the Court of Senior Civil Judge of the Judicial Division of Ilhas Goa upon the demise of his mother Maria Carmina Dias on 14/10/1918 and confirmed by order of the above court on 09/06/1919;
- c. That another undivided 1/4th part of the said property devolved upon and was inscribed in favour of the said Hilario Renato Assuncao Dias which devolution is recorded under Inscription No. 22457 at Folio 139 of Book G-35 on 28th July 1952

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for having been allotted to him on account of his paternal share in the Orphanological Proceedings dated 15.02.1930 on the demise of his father Antonio Jose Roque Tolentino Dias.

- d. The said Hilario Renato Assuncao Dias thereafter acquired another undivided 1/4th part of the said property in his favour and that of his wife, Dona Clarinda Efigenia Apolinda D'Sa, by way of purchase from Maria Guia Guilhermina Dias alias Mrs. Guilhermina Dias and her husband Cristovam Joaquim Antonio Gonsalves by virtue of the Deed of Declaration, Discharges and Sale dated 27.01.1933 drawn up in Panjim, in the office of the Notary Carlos Augusto Maria D'Oliveira Pegado Judicial Division of Ilhas Goa and registered in the Book No. 278 Folio 4 Overleaf which was allotted to the said Maria Guia in the Inventory Proceedings dated 19/12/1918 on the death of her mother Maria Carmina Dias. This acquisition is recorded under Inscription No. 22458 at folio 139 of Book G-35 on 28th July 1952.
- e. That subsequently, the said Hilario Renato Assuncao Dias acquired the remaining undivided 1/4th part of the said property in his favour which acquisition is recorded under Inscription No. 22459 at Folio 140 of Book G-35 on 28th July 1952 having purchased the same vide Deed of Sale and Discharge dated 23.02.1937 drawn up in Panjim, Goa in the office of the Notary of Judicial Division of Ilhas Goa and registered in the Book No. 318 Folio 7, from his sister, Basilia Clementina Dias alias Maria Clementina Dias popularly known as Basilia, unmarried which was owned and legally possessed by her as one of the heiress of her parents Antonio Jose Roque Tolentino Dias and his wife Maria Carmina Dias.

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- f. That as such Hilario Renato Assuncao Dias and his wife, Dona Clarinda Efigenia Apolinda D'Sa became sole and exclusive owners in possession of the property described under Description No. 2350 at Folio 255 overleaf of Book B-27 (Old). The said property appears to have been enrolled in the Taluka Revenue Office under Matriz Nos. 169, 170 and 171.
- g. It appears that thereafter the said Clarinda Efigenia Apolinda De Sa Dias expired on 31.12.1981 without any Will or other disposition of her assets leaving behind her husband Hilario Renato Assuncao Dias as her widower and with right to moiety share of the said property and their children as their sole legal representatives and heirs. They were namely - (i) Arlinda Palmira Celina Dias e Soares married to Orlando Vicente Teodorico Soares, residents of Bastora, (ii) Antonio Jose Gastao Miscellaneous Dias married to Wendy Dias, residents of U.K., (iii) Hildebrando Donald Francisco Dias married to Gertrudes Mary Ann Carasco Dias residing at Bastora, (iv) Rosenbergo Xavier Pilomeno Sa Dias residing at London, (v) Rena Ceduina Mystica Roland nee Dias married to Rodney Guilbert Roland residing at Perth, Western Australia, (vi) Altina Yvonne Jesuina Dias married to Anthony David Evans residing at Bastora.
- h. An Inventory Proceedings was taken out upon the demise of Clarinda Efigenia Apolinda De Sa Dias viz. No. 76/1990 by her husband/ widower, Hilario Renato Assuncao Dias. The said Hilario Renato Assuncao Dias in the capacity of being appointed as the Head of the Family and Declarant in the Court of the Civil Judge Senior Division at Mapusa on 8th June 1990 purchased the entire property in

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Licitation (Family Auction) and consequently became the sole owner in possession and enjoyment of the said property.

- i. The said Hilario Renato Assuncao Dias as its lawful owner in possession and enjoyment thereof sold the said property to the Goan Real Estate and Construction Private Limited by virtue Deeds of Sale dated 07.02.1991 and 07.11.1991 respectively which have been registered in the Office of the Sub-Registrar of Ilhas Taluka, Goa under No. 444/93 in Book No. I, Vol. 222 dated 12th March 1993 and under No. 249/93 in Book No. I, Vol. 215 dated 16th February 1993, respectively.
- j. The Goan Real Estate and Construction Private Limited thereafter undertook a manifold development scheme in the said property as well in lands adjacent thereto under the name and style of "Aldeia de Goa", essentially being a subdivision of land in a phase-wise manner and upon obtaining a change of land user and other requisite permissions from the Village Panchayat of Curca, Bambolim & Talaulim as well as the Panaji Planning & Development Authority.
- k. That Plots bearing Nos. 340, 341, 342, 343, 344, 345 and 346 were purchased by the Indo Saigon Agency from the Goan Real Estate and Construction Private Limited by virtue of the Deed of Sale and Conveyance dated 31.05.2011 executed before the Sub-Registrar of Tiswadi at Panaji, Book 1, Document Registration No. PNJ-BK1-01509-2011, CD NO. PNJD8 on 01.06.2011. The said Plots are located in Survey No. 16/1 of Village Bambolim, Taluka Tiswadi, Goa and distinctly shown in the plan annexed to the said instrument.

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8. Opinion:

This opinion of title is as of Monday, March 19th, 2018, and for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned. The undersigned assumes no liability if the same is used without such consent.

The said Opinion of Title is based on legal examination and any additional information concerning the title which has come to my attention, with respect to the title to the property, subject only to the encumbrances, reservations, exceptions, defects, and as per the provisions of the Civil Code prevalent in Goa.

I have not undertaken publication of any Public Notice in this behalf.

In view of the above chain of title and corresponding documents referred to hereinabove, it is opined that the Indo Saigon Agency possesses a clear, valid and a marketable title in respect of the said Plots bearing Nos. 340, 341, 342, 343, 344, 345 and 346.

9. General:

- a) This opinion is issued solely on the basis of the documents as mentioned hereinabove and we have no obligation to update the opinion with any information or replies or documents received by us beyond this date.

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- b) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the Said Property.
- c) For the purpose of this Title Opinion, we have assumed:-
- i. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - ii. That there have been no amendments or changes to the documents examined by us.
 - iii. The accuracy and completeness of all the factual representations made in the documents.
 - iv. That all prior documents have been adequately stamped and duly registered.
 - v. Any statements in the documents, authorization or any opinions or confirmations relied upon by us for issuance of this title opinion is correct and otherwise genuine.
 - vi. Each document binds the parties intended to be bound thereby.
 - vii. Copies provided to us are accurate copies of originals.

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- d) For the purposes of this opinion, we have relied upon information relating to:-
- i. All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - ii. Boundaries on the basis of the documents provided to us by the clients.
- e) For the purposes of this opinion, we have relied upon:-
- i. Copies of documents where original documents of title were not available.
 - ii. Information relating to lineage, on the basis of revenue records and information provided to us by you.
- f) We are not certifying the boundaries of the Said Property nor are we qualified to express our opinion on physical identification of the Said Property. We also do not express our opinion on matters related to actual physical use of the Said Property.
- g) We have not verified issues relating to acquisition and / or reservation of the Said Property or any portion thereof by Governmental Authorities.
- h) We are not authorized or qualified to express an opinion relating to plan permissions, approval or development potential of the Said Property.

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- i) An opinion, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- j) Even though this document is titled "Title Verification Report" it is in fact an opinion based on the documents perused by us.
- k) This opinion is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and we express no opinion on laws of any other jurisdiction.

19.03.2018
Panaji - Goa


(Adv. Raunaq Rao)