

Mrs. M. N. MEDHEKAR

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Advocate & Notary Public
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Residence :
S/2, Lourdes Apartment,
Near Hotel Delmon
Panaji - Goa.

Ref. No. :

Date :
Date: 15/03/2025.

SUB: Title Report and Legal Opinion at the request of UMIYA BUILDCON LIMITED (PAN: AAACM9875E), a Company Limited by Shares, with CIN: L28112KA1984PLC005873 and Registration No: 5873, having its Office at No:6, New BEL Road, Chikkamaranahalli, Bangalore, Karnataka-560054- India, formerly known as MRO-TEK REALTY LIMITED represented by it's Chairman and Managing Director - Mr. ANIRUDDHA MEHTA.

NAME OF THE OWNER OF THE PROPERTY:-

UMIYA BUILDCON LIMITED, (PAN: AAACM9875E), a Company Limited by Shares, with CIN: L28112KA1984PLC005873 and Registration No: 5873, having its Office at No:6, New BEL Road, Chikkamaranahalli, Bangalore, Karnataka-560054- India, formerly known as MRO-TEK REALTY LIMITED.

I. DESCRIPTION OF THE PROPERTY (Bearing Survey No.195/14 of Village Candolim Bardez Goa):-

ALL that immovable property admeasuring 2,100.00 square meters, along with House standing thereon bearing Panchayat House No.1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger



property known as "DARVONEM" or " DARVONA MADDA OF BAPULE" or " DERVONEM MADDA OF BAPULE" or " DARVONA MADDA OF BAPUTTI" or " ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim, and is bounded as under:

On or towards the North: By property bearing Survey Nos. 195/10, 195/5, 195/11, 195/12 and 195/31 of Village Candolim,

On or towards the South: By property bearing Survey Nos. 195/19, 195/16, 195/23, and 195/15 of Village Candolim,

On or towards the East : By property bearing Survey No. 195/15 of Village Candolim and

On or towards the West: By property bearing Survey No. 195/13 of Village Candolim.



II- DOCUMENTS EXAMINED-

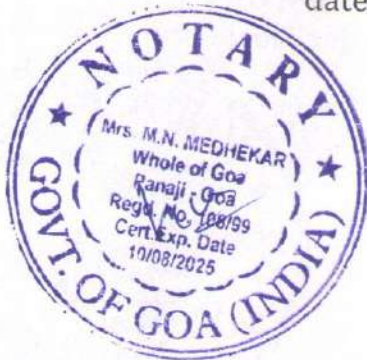
(Xerox / Scanned copies of)

1. Deed dated 30th May 1947, drawn up at Book No 406 at folios 93 (reverse) of the Notary of Comarca of Ilhas.
2. Inscription Certificate bearing No: 34915 dated 29th September 1947.
3. Description Certificate bearing No. 38206 of Book B-98 at folio 37 reverse.
4. Form IX, issued on 15/6/2022, by the Office of the Talathi of Candolim Bardez Goa;
5. Registo De Agrimensor, against property bearing Old Cadastral Survey No. 332.
6. Form III (Index of Lands) issued on 15/6/2022, by the Office of Talathi of Candolim Bardez Goa.
7. Will dated 24/08/1992, drawn at page No. 17 of Book No. 172, drawn before the Office of the Civil Registrar and Notary Ex- Officio, Mapusa- Bardez-Goa.
8. Inventory/ Proceedings bearing No. 150/2013/C, filed in the Court of Civil Judge, at Mapusa- Goa along with



Chart of Allotment 19/08/2014 and Judgement dated 12/09/2014.

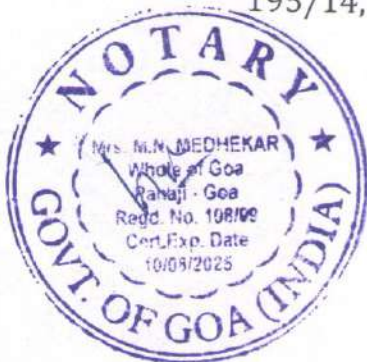
9. Land Use Zoning information in respect of the property bearing Survey No. 195/14 of Village Candolim, Bardez, Goa, issued by the Office of the Senior Town Planner vide its Ref No: TPBZ/ZON/14741/CAN/TCP-24/265 dated 05/01/2024.
10. Corresponding Certificate bearing Reference No: 9(02)-367/DSLR-2023/4594 dated 29-12-2023 issued by Mr. Mandar Mohan Naik- Dy. Director(Admin) of the Directorate of Settlement & Land Records, Panaji- Goa.
11. Form I & XIV for property bearing Survey No. 195/14 of Village Candolim Bardez Goa.
12. Survey Plan for property bearing Survey No. 195/14 of Village Candolim Bardez Goa.
13. House Tax Receipt issued by the Village Panchayat of Candolim for House bearing Panchayat House No.1241.
14. Certificate of Incorporation pursuant to change of name dated 18/02/2025.



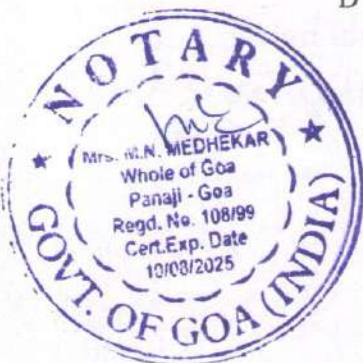
III. TITLE REPORT:

I have examined the documents mentioned herein above in para II in respect of the SAID PROPERTY and from the same it transpires that:

1. The said property originally belonged to Shri. Francisco Caetano da Cunha Pinto and his wife Mrs. Lucy da Cunha Pinto.
2. In terms of Deed dated 30th May 1947, drawn up at Book No 406 at folios 93 (reverse) of the Notary of Comarca of Ilhas the said Shri. Francisco Caetano da Cunha Pinto and his wife Mrs. Lucy da Cunha Pinto sold the said property to Shri. Marcarius Fernandes, for a consideration of Rupees One Thousand Only.
3. The name of the said Shri. Marcarius Fernandes stands inscribed under Inscription No: 34915 dated 29th September 1947 and the said property stands described under No. 38206 of Book B-98 at folio 37 reverse.
4. In Form IX, issued on 15/6/2022, by the Office of the Talathi of Candolim, the name of said Shri. Marcarius Fernandes is recorded, as occupant thereof, since before survey pertaining to the said property bearing Survey No. 195/14, situated at Candolim, Bardez, Goa;



5. The name of the Smt. Albina Gonsalves, widow of Fernando Claudio da Cunha Pinto and her son the said Shri. Francisco Caetano da Cunha Pinto, stands recorded in the Registo De Agrimensor, against property bearing Old Cadastral Survey No. 332.
6. In Form III (Index of Lands) issued on 15/6/2022 issued by the Office of Talathi of Candolim pertaining to the said property, the name of said Shri. Marcarius Fernandes is spelt as ("Marcus Fernandes") is found recorded as Occupant thereof, in the Occupant columns of the Form III, against said property bearing Survey No.195/14;
7. The said Shri. Marcarius Fernandes expired on 17/03/1974 at Parel, Bombay, without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder Mrs. Annie Fernandes and the following children as his sole and universal heirs:
 - (i) Mr. Cecil Fernandes, married to Mrs. Priscilla Maria Stella Fernandes,
 - (ii) Mrs. Janet Madeira, married to Mr. Frank C Madeira,
 - (iii) Mrs. Gloria D Souza, married to Mr. Vincent R D'Souza and
 - (iv) Mrs. Connie D'Souza alias Philomena Constance D'Souza, married to Mr. Terrance D'Souza.



8. The said Mrs. Annie Fernandes, wife of the said late Macarius Fernandes, expired on 02/05/1994 at Dubai, leaving behind a Will dated 24/08/1992, drawn at page No. 17 of Book No. 172, in the Office of the Civil Registrar and Notary Ex- Officio, Mapusa- Bardez-Goa, thereby perspicuously stating that the Said Property Listed as Item No. 1 in the said Will, to be bequeathed to her son, Mr. Cecil Fernandes.

9. Upon demise of said Macarius Fernandes and his wife Annie Fernandes, an Inventory/ Proceedings bearing No. 150/2013/C, was initiated by their said son- Mr. Cecil Fernandes, in the Court of Civil Judge, at Mapusa- Goa, for partition of estate left by said Macarius Fernandes and his wife, Annie Fernandes, and the following persons were confirmed as their legal heirs:

1. Mr. Cecil Fernandes married to Mrs. Priscilla Maria Stella Fernandes.

2. Mrs. Janet Madeira married to Mr. Frank C Madeira.

The said Mr. Frank C Madeira expired on 19/03/1977 at Parel, Mumbai, without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder the said Mrs. Janet Madeira and following children as his sole and universal heirs:

(I) Mrs. Luiza Antao married to Mr. Anthony



Antao,

- (II) Mrs. Felecia Fernandes, married to Mr. Ashlyn Fernandes,
- (III) Mrs. Flavia Madeira e Sodders, married to Mr. Arcanio Sodders and
- (IV) Mr. Xavier Madeira (a bachelor).

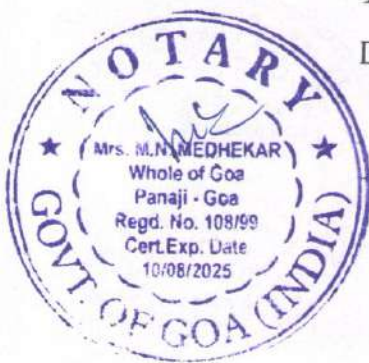
3. Mrs. Gloria D Souza married to Mr. Vincent R D'Souza,

The said Mr. Vincent R D'Souza expired without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder the said Mrs. Gloria D Souza and following children as his sole and universal heirs:

- (I) Mrs. Carol Dalgado, married to Mr. Jason Dalgado,
- (II) Mr. Melroy D'Souza, married to Mrs. Merlyn D'Souza and
- (III) Mr. Joseph Clint D'Souza, married to Mrs. Nirmala Sandra D'Souza and

4. Mrs. Connie D'Souza alias Philomena Constance D'Souza married to Mr. Terrance D'Souza.

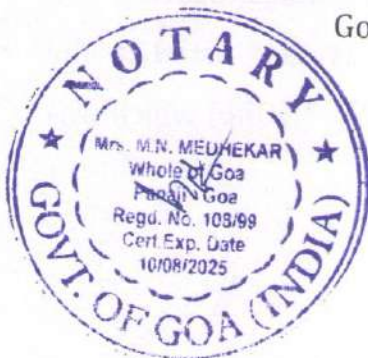
10. In the said Inventory Proceedings bearing No. 150/2013/C, the said property was listed in the Description of Assets as Item No. 1 (One) which was



initiated by Mr. Cecil Fernandes, in the Court of Civil Judge, at Mapusa- Goa.

11. By virtue of Chart of Allotment 19/08/2014 Judgement dated 12/09/2014 passed in the said Inventory/ Proceedings bearing No. 150/2013/C, the said property was taken in auction by the said Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes.

12. By virtue of the above the said Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes, became the absolute and exclusive owners of the said property admeasuring 2,100.00 square meters (Two Thousand One Hundred Only), along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.



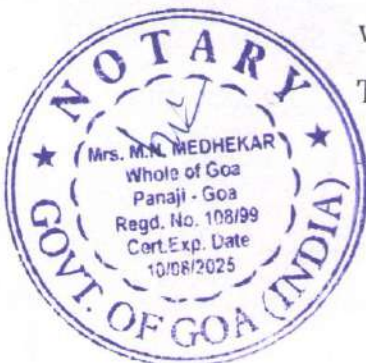
13. The area of the said property is mentioned in Form I & XIV as 2100.00 square meters against Entry No. 51876 reflecting the names of Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes of Village Candolim, Bardez- Goa.
14. The Office of the Senior Town Planner vide its Ref No: TPBZ/ZON/14741/CAN/TCP-24/265 dated 05/01/2024 have issued Land Use Zoning information in respect of the property bearing Survey No. 195/14 of Village Candolim, Bardez, Goa, that said property falls in Settlement Zone.
15. The Office of the Directorate of Settlement & Land Records vide Its Certificate bearing Reference No: 9(02)-367/DSLRL-2023/4594 dated 29-12-2023 has certified that the Old Cadastral No 332(Part) of Candolim Village corresponds to New Survey No. 195/14(Part) of Candolim Village.
16. In terms of Registered Deed of Sale dated 20/06/2024 executed between said Mr. CECIL FERNANDES and his wife Mrs. PRISCILLA MARIA STELLA FERNANDES, as Vendors therein and MRO-TEK REALTY LIMITED, (PAN: AAACM9875E), a Public Company- Limited by Shares, with CIN: L28112KA1984PLC005873 and Registration No:



5873, having its Office at No:6, New BEL Road, Chikkamaranahalli, Bangalore, Karnataka-560054 India, represented therein by it's Chairman and Managing Director -Mr. ANIRUDDHA MEHTA, as Purchaser therein the said Vendors sold and transferred the said property to the Purchaser therein.

17. The said Deed of Sale dated 20/06/2024 stands registered before the Sub Registrar of Bardez at Mapusa Goa at Book 1- Document bearing Registration Number BRZ-1-2997-2024 on 24- Jun- 2024.

18. By virtue of the above Deed of Sale dated 20/06/2024 the said MRO-TEK REALTY LIMITED have become the absolute and exclusive owners of the said property admeasuring 2,100.00 square meters (Two Thousand One Hundred Only), along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez,



District of North Goa, in the State of Goa and are in continuous possession of the same.

19. That the name of said MRO-TEK REALTY LIMITED was subsequently changed to UMIYA BUILDCON LIMITED, with CIN -L28112KA1984PLC005873 on 18/02/2025, with Mr. ANIRUDDHA MEHTA as the Chairman and Managing Director.

20. I have carefully examined the documents mentioned hereinabove and from the same it transpires that the title of the abovementioned owner UMIYA BUILDCON LIMITED due to consequent change of name from MRO-TEK REALTY LIMITED is clean and marketable and there are no acts or omissions to the said property which will adversely affect the title of the said owner UMIYA BUILDCON LIMITED in respect of the said property.

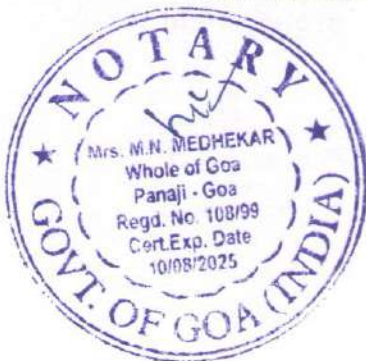
LEGAL OPINION: -

Based on the scrutiny of the title deeds, I do hereby certify as under: -

That the title of above named owner to ALL that immovable property admeasuring 2,100.00 square meters, along with House standing thereon bearing Panchayat House No.1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as



"DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDU", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim is clear and marketable. Considering in light of above, the fact that the inscription and Description records, Manual Form I & XIV, Form III, Deed of Sale dated 30/05/1947, Will dated 24/08/1992, Final chart of Allotment dated 19/08/2014 filed in Inventory Proceedings bearings No. 150/2013/C before the Court of the Civil Judge, Senior Division at Mapusa-Goa and Judgement dated 12/09/2014 passed in the said Inventory Proceedings bearing No. 150/2013/C by the Court of the Civil Judge, Senior Division at Mapusa - Goa and the Survey Records in respect of the SAID Property have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the said erstwhile owners, Mr. CECIL FERNANDES and his wife MRS.PRISCILLA MARIA STELLA FERNANDES now devolved upon the present owner UMIYA BUILDCON LIMITED (PAN: AAACM9875E), a Company- Limited by Shares, with CIN: L28112KA1984PLC005873 and Registration No: 5873, having its Office at No:6, New BEL Road, Chikkamaranahalli, Bangalore, Karnataka-560054- India due to consequent change of name



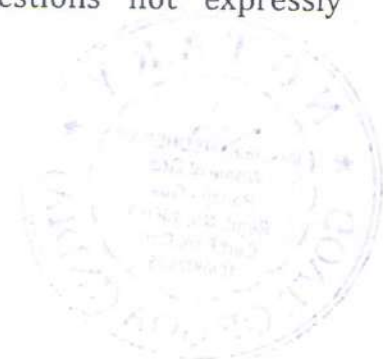
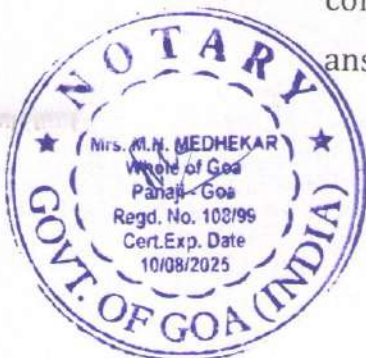
from MRO-TEK REALTY LIMITED, is clear and marketable in respect of SAID PROPERTY, subject to the following,

- (i) Production of updated Nil Encumbrance Certificate.
- (ii) Production of Original Documents.
- (iii) Name of the present owner to be mutated and recorded in Revenue Records (Form I & XIV)
- (iv) Transfer of House Tax Receipt and Electricity Bill in the name of the present owner.

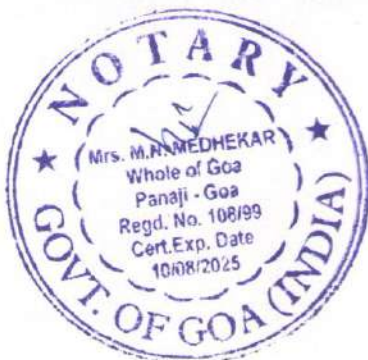
- a. That the provisions of the Urban Land Ceiling Act are not applicable to the State of Goa.
- b. That there are no acquisition and requisition proceedings pending in respect of the SAID PROPERTY.
- c. There are no tenants in the SAID PROPERTY.
- d. There are no mundkars in the SAID PROPERTY.
- e. The availability access/existence of excess to the SAID PROPERTY is not within the scope of this Report.
- f. This Report of Title is confined to the SAID PROPERTY only.

GENERAL:

- a. This Opinion of Title merely certifies the matters expressly dealt with in the opinion. The Opinion of Title does not consider or certify any other questions not expressly answered in the Opinion.

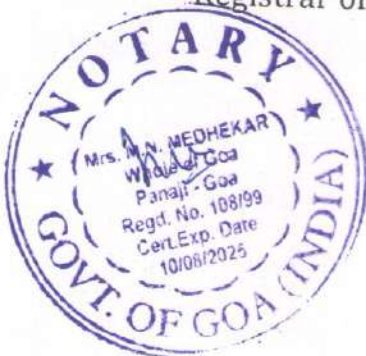


- b. This Opinion of Title is solely on the basis of documents provided by you, as mentioned in the Opinion of Title, and I am under no obligation to update this Title Report with any information, replies, and documents I receive after this date.
- c. I express no view about FAR, user and reservations with respect to the SAID PROPERTY.
- d. In accordance with the scope of my work
- (i) I have not visited the site on which the property is situated.
 - (ii) I have not independently verified the boundaries of the said property.
 - (iii) I do not express my opinion in matters related to actual physical use of the said property.
 - (iv) I have not verified the market value of the said property and I do not express any opinion about the same.
 - (v) I do not express an opinion relating to the plans permissions, approvals or development potential of the said property.
- e. For the purpose of this Opinion of Title I have relied upon:
- (i) The legal capacity of all natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to me as certified or photocopies.



- (ii) That the person executing the documents have the necessary authority to execute them.
- (iii) That there have been no amendments or changes to the documents I have examined.
- (iv) That all prior documents have been adequately stamped and duly registered.
- (v) That each documents binds the parties intended to be bound by it.
- (vi) Photocopies/ type copies of documents where original documents were not available.
- (vii) Photocopies of documents provided to me are enlisted in
PARA II.

- f. I have been informed by you that the said owners have not been served with or received any notice from the Government or any other local body or authority with respect to the said property or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the said property or any portion of it.
- g. I have not carried out search of register or records maintained by the concerned offices/ websites of the Registrar / Sub Registrar of Assurances or any other authorities.



- h. For the purpose of this title, I have relied upon information relating to the lineage as available in the Revenue Records and as provided by you.
- i. A certificate, determination, notification, opinion or the like provided by any professional 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 to the contrary in such a document.
- j. Even though this document is titled as "Opinion of Title" it is a fact an opinion based on the documents I have reviewed. This Opinion of Title has been provided at the request of the client to whom it is addressed.

Thanking you.

Yours truly,

hcu

(Mrs. M. N. Medhekar)

Advocate

MEERA MEDHEKAR

ADVOCATE & NOTARY

Pinto Chambers, M. B. Road

Panaji - Goa.

Cer. Exp. Date 10/08/2025

