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21.12.2017

**TITLE REPORT
LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE
FOR M/S KAYJI REAL ESTATE PVT. LTD., MARGAO GOA.**

DETAILS OF THE PROPERTY UNDERT SCRUTINY.

Property denominated as "AFORAMENTO CHONI", situated at village Aquem, of Navelim taluka, Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under no. 16629 of New Series and enrolled in the Taluka Revenue office under Matriz no. 66 of Navelim Village, of Salcete Taluka, Goa State and bounded as under:

East : By flowing waters;

West : By the other half of western side;

North: By flowing waters and

South: By Municipal road.

The above described property is hereinafter referred to as "Said Entire Property".

A part of the said entire property admeasuring an area of 3980 Sq. Mtrs, forming one distinct property described in the land registration office under number 27914 of Book B number 71 of new series, enrolled in Taluka revenue office under Matriz number 66, surveyed under Chalta No. 5 of P. T. Sheet No. 224 of city survey Margao and is bounded as under;

East : By existing Nala;

West : By highway road and part of Chalta No. 67 PTS No. 245;

North : By Chalta No. 2 of PTS No. 224;

South : By road.

This part of the said entire property is hereinafter referred to as "said part".



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DOCUMENTS SCRUTINISED:

1. Extract of certificate of Description under No. 16629.
2. Extract of certificate of Description under No. 27914.
3. Public Deed of Division, Sale and Quittance dated 12.05.1922.
4. Deed of Gift dated 12.06.1936.
5. Deed of Succession dated 28.11.1994.
6. Deed of Succession dated 30.06.1997.
7. Deed of Relinquishment of illiquid and undivided right dated 20.06.1997.
8. Agreement of Sale and Development dated 15.08.1997.
9. Agreement of Cancellation dated 14.08.2004.
10. Deed of Relinquishment dated 22.09.2006.
11. Deed of Sale dated 26.09.2008.
12. Deed of Rectification dated 01.12.2006.
13. Agreement to Sell dated 10.01.2007.
14. Deed of Sale dated 25.01.2007.
15. Conversion Sanad dated 26.11.2009 under Ref. No. COL/SG/CONV/32/08.
16. No objection certificate issued by SGPDA dated 23.01.2007 under Reference No. SGPDA/R/4072/4784/06-07.
17. Development permission issued by SGPDA dated 06.04.2010 under Reference No. SGPDA/P/4716/DC-03/16/10-11.
18. Development permission issued by SGPDA dated 04.09.2015 under Reference No. SGPDA/P/4716/976/15-16.
19. Development permission order issued by SGPDA dated 29.04.2016 under Reference No. SGPDA/P/4716/187/10-11.
20. Construction license dated 13.08.2010 and 07.03.2012.
21. No Objection certificate issued by Urban Health centre Margao dated 13.05.2010.
22. Form D of Chalta No. 5 of P T Sheet No. 224 along with Survey Plan.

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FLOW OF TITLE / TRACING OF THE TITLE :-

1. Extract of certificate of Description under No. 16629.

The said landed property known as "AFORAMENTO CHONI", situated at village Aquem, of Navelim taluka, Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under no. 16629 of New Series and enrolled in the Taluka Revenue office under Matriz no. 66 of Navelim Village, of Salcete Taluka, Goa State.

2. Extract of certificate of Description under No. 27914.

A part of the aforesaid landed property admeasuring an area of 3980 Sq. Mtrs, forming one distinct property described in the land registration office under number 27914 of Book B number 71 of new series, enrolled in Taluka revenue office under Matriz number 66, surveyed under Chalta No. 5 of P. T. Sheet No. 224 of city survey Margao.

3. Public Deed of Division, Sale and Quittance dated 12/05/1922.

By this Deed it is transcribed that the said property originally belonged to Jose Maria DE Assucao who sold half of the Eastern side of the said property to Pedro Luis De Souza and the other half of the Western side of the said property was sold to one Xec Amad Aga Abdul Raim.

4. Deed of Gift dated 12.06.1936.

By this Deed said Pedro Luis De Souza and his wife Clarina Vaz gifted half of the northern side to their son Marcus Agostinho Lucio de Souza and the remaining half of the southern side to their brother/brother in law Andrew De Souza alias Pedro Antonio Souza alias Andre Pedrinho De Souza. The gifted part to Andrew De Souza is an independent property and is hereinafter referred to as the "SAID PART".



5. Deed of Succession dated 28.11.1994.

From the perusal of this Deed following facts transcribed;

Mr. Andrew De Souza and his wife Ana Maria Rodrigues both expired without any will or gift but leaving behind as their sole and universal heirs, two daughters namely (1) Rita Maria Carlota Souza alias Rita Maria De Souza married to Miguel Rodrigues and (ii) Piedade De Souza married to Sebastiao De Souza.

Mr. Miguel Rodrigues expired on 04.10.1955 without executing any gift or will nor any other disposition of his last wish, but leaving behind his widow and moiety sharer said Rita Maria Carlota Souza alias Ritas Maria De Souza and two sons and two daughters, namely (i) Shri Jullo Hillarlao Puriflcacao Rodrigues (ii) Smt. Merciana Rodrigues married to Gilbert Rodrigues (iii) Smt. Ana Maria Rodrigues and (iv) Shri Vicente Rodrigues as his sole and universal heirs.

6. Deed of Succession dated 30.06.1997.

From the perusal of this Deed following facts transcribed;

Mr. Sebastiao De Souza husband of Piedad De Souza expired, leaving behind his widow said Piedade De Souza and as his heirs, their children namely (i) Marcelina Paulina De Souza married to Roque Xavier Fernandes, (ii) Allce Filomena De Souza married to Sebastiao Mascarehnas (iii) Antonio De Saouza, (iv) Francisco Xavier De Souza, (v) Agostinho Bartolomeu De Souza.

7. Deed of Relinquishment of Illiquid and undivided rights, dated 20.06.1997.

By this Deed said Piedade de Souza and her children namely (i) Marcelina Paulina De Souza married to Roque Xavier Fernandes, (ii) Alice Filomena de Souza married to Sebastia Mascarenhas (iii) Antonia De Souza, (iv) Francisco Xavier De Souza (v) Agostinho Bartolomeu de Souza have relinquished

their illiquid and undivided rights that they were entitled to by way of inheritance left by said Andre DE Souza and his wife Ana Maria Rodrigues, in favour of the other Co-heirs, in terms of article 2029 of Civil Procedure Code.

In view of the above, said (i) RITA MARIA CARLOTA SOUZA alias RITA MARIA DE SOUZA and (ii) Shri JULIO PURIFICACAO (iii) Smt. Merciana Rodrigues and her husband GILBERT RODRIGUES (iv) Smt. ANA MARIA RODRIGUES and (v) Shri VICENTE RODRIGUES, became the exclusive owners and in possession of the SAID PART and hereinafter referred to as "original Land Owners".

8. Agreement of Sale and Development dated 15.08.1997.

By this Agreement aforesaid Original land owners agreed to sell the SAID PART to Goa Development Pvt. Ltd.

9. Agreement of cancellation dated 14.08.2004.

By this Agreement the said Agreement of Sale and Development dated 15.08.1997 was cancelled and thereafter, the Original land Owners agreed to Sell the said part to (i) Shri K. K. Herwadkar and (ii) Shri Kiran Tulsidas Barai.

Aforesaid Mrs. Rita Maria Cariota Souza expired leaving behind as her sole and universal heirs, her children namely (i) Shri Jullo Hilario Purificacai (ii) Smt. Merciana Rodrigues and her husband Gilbert Rodrigues (iii) Smt. Ana Maria Rodrigues (iv) Shri Vicente Rodrigues married to Smt. Christin Rodrigues.

10. Deed of Relinquishment dated 22.09.2006.

From the perusal of this Deed following facts transcribed;

One of the original owners namely Merciana Riodrigues expired leaving behind her widower said Gilbert Rodrigues and as her heirs their children namely

(i) Emorine Rodrigues alias Emorine Maria Simoes married to Allwyn Peter Simoes and (ii) Rachel Rodrigues who have relinquished their right in favour of other co-heirs.

In view of the above said (i) Shri Jullo Hilario Purificacai (ii) Smt. Ana Maria Rodrigues (iii) Vicente Rodrigues married to Smt. Christin Rodrigues became the exclusive owners and in possession of the said part. They are hereinafter referred to as "Land Owners".

11. Deed of Sale dated 26.09.2006.

By this Deed the Vendors the Land Owners namely (i) Shri Jullo Hilario Purificacai (ii) Smt. Ana Maria Rodrigues (iii) Vicente Rodrigues 3(a) Smt. Christin Rodrigues, alongwith (i) Shri. K. K. Herwadkar and (ii) Shri Kiran Tulsidas Baral were sold the said part of the property to JPA Developers and Builders Pvt.

12. Deed of Rectification dated 01.12.2006.

By this Deed of Rectification the land owners namely Shri Julio Hilario Purificacao Miss Ana Maria Rodrigues and Shri Vicent Rodrigues alias Vincent Rodrigues corrected the mistake in the original Sale Deed dated 26.09.2006 wherein the area of the said property was wrongly shown as an area of 3918 sq. mts., which was corrected as 3980 sq. mts.

By virtue of the above Sale Deed and Deed of Rectification JPA Developers and Builders Pvt. Ltd. acquired the right of ownership of said part of property known as "Aforamento Chonl" admeasuring 3980 sq. mts.



13. Agreement to Sell dated 10.01.2007.

By this Agreement JPA Developers and Builders Pvt. Ltd agreed to sell SIR BIOTECH INDIA PRIVATE LIMITED the said part of the property.

Due to the reasons mentioned above JPA Developers and Builders Pvt. Ltd. became the Owners in possession of the said part of the property, and have a good marketable title to the said part of the property.

14. Deed of Sale dated 01.2007.

By this Deed of Sale M/s. Kayji Real Estate Pvt. Ltd. purchased from JPA Developers and Builders Pvt. Ltd and SIR BIOTECH INDIA PRIVATE LIMITED the said part of the property and therefore have a good marketable title to the said part of the property.

15. Conversion Sanad dated 26.11.2009 under Ref. No. COL/SG/CONV/32/08.

M/s. Kayji Real Estate Pvt. Ltd. converted the said part of the Said Property totally admeasuring 3980 Sq. metres,

16. Development Permissions.

- a) No objection certificate issued by SGPDA dated 23.01.2007 under Reference No. SGPDA/R/4072/4784/06-07.
- b) Development permission issued by SGPDA dated 06.04.2010 under Reference No. SGPDA/P/4716/DC-03/16/10-11.
- c) Development permission issued by SGPDA dated 04.09.2015 under Reference No. SGPDA/P/4716/976/15-16.



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- d) Development permission order issued by SGPDA dated 29.04.2016 under Reference No. SGPDA/P/4716/187/10-11.
- e) Construction license dated 13.08.2010 and 07.03.2012.

After obtaining the aforesaid Developmental permissions M/s. Kayji Real Estate Pvt. Ltd. now developing the said part of the said entire property admeasuring an area of 3980 sq. mtrs. surveyed under Chalta No. 5 of P. T. Sheet no. 224 of Margao City.

17. Form D of Chalta No. 5 of P T Sheet No. 224.

Form D issued by the office of City survey Margao shows the name of M/s. Kayji Real Estate Pvt. Ltd as the occupant/holder and owner of the said part of the property bearing Chalta No. 5 of P. T. Sheet no. 224 of Margao City.

INSPECTION AND VERIFICATION

I have inspected and verified all the aforesaid documents. they are properly attested, signed and registered before the respective authorities and in accordance with the law in force during the respective period.

CERTIFICATE OF TITLE

On going through all the above mentioned documents I am of the opinion that the Title of said M/s. Kayji Real Estate Pvt. Ltd. a Company registered under the Indian company Act 1956, having its registered office at Anand Bhavan,



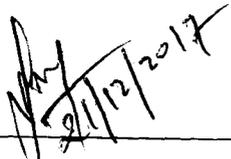
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Old Station Road, Margao, Salcete, Goa, to the property surveyed under Chalta No. 5 of P. T. Sheet no. 224 of Margao City admeasuring 3980 sq. mtrs., is good clear, legal and marketable.


21/12/2017

ADV. SANTOSH VELIP