



Date: 26/10/2022

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **S. J. CONSTRUCTIONS**, a sole proprietary concern, represented herein by its Sole Proprietor **Mr. SHASHIDARAN SHANKARAN PILLAI**, resident of House No. 96/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, in respect of the (A) landed property admeasuring 984.00 Sq. Meters without any special name but commonly known as Dhakle Bhat, surveyed under Survey No. 48/6 of Pale Village and (B) landed property admeasuring 1923.00 Sq. Meters identified by name DHAKLE BHAT in the survey records, surveyed under Survey No. 51/1 of Pale Village situated at Pale, within the Jurisdiction of Village Panchayat of Velsao Pale, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny are two properties adjoining each other:

(A) All that landed property admeasuring 984.00 Sq. Meters without any special name but commonly known as Dhakle Bhat, forming an independent and separate property in itself surveyed under Survey No. 48/6 of Pale Village,

(B) All that landed property admeasuring 1923.00 Sq. Meters identified by name DHAKLE BHAT in the survey records, forming an independent and separate property in itself surveyed under Survey No. 51/1 of Pale Village,

Both the properties described in (A) and (B) together admeasuring 2907.00 Sq. Meters and formed part of property known as "Dongorachem Catterm" or "Catterm" or "Murdi" or "Mogulem", situated at Pale, within the Jurisdiction of Village Panchayat of Velsao Pale, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa.

The above described property "Dongorachem Catterm" or "Catterm" or "Murdi" or "Mogulem" is hereinafter referred to as "SAID BIGGER PROPERTY".

Both the above properties admeasuring 2907.00 Sq. Meters described as (A) and (B) taken together is hereinafter referred to as "SAID PROPERTY".

B) Location:

The SAID PROPERTY is situated at Pale, within the Jurisdiction of Village Panchayat of Velsao Pale, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa.

C) Registration details of SAID BIGGER PROPERTY:

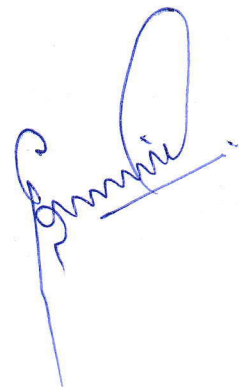
The SAID BIGGER PROPERTY is not described in the Land Registration Office but enrolled in the Land Revenue Office under Matríz No. 391, 395 and 398.

D) Survey Number of the said property as per new Land Revenue Code:

The SAID PROPERTY is surveyed under Survey No. 48/6 and 51/1 of Pale Village.

E) Boundaries of the SAID PROPERTY:

Of the Survey No. 48/6 of Pale Village



On the East : By property under Survey 51/1 of Pale Village;
On the West : By property under Survey 48/5 of Pale Village;
On the North : By Public Road; and
On the South : By Public Road.

Of the Survey No. 51/1 of Pale Village

On the East : By property under Survey 51/2 and 51/3 of Pale Village;
On the West : By property under Survey 48/6 of Pale Village;
On the North : By Public Road; and
On the South : By Public Road

Boundaries of the Said Property

On the East : By property under Survey 51/2 and 51/3 of Pale Village;
On the West : By property under Survey 48/5 of Pale village;
On the North : By Public Road; and
On the South : By Public Road.

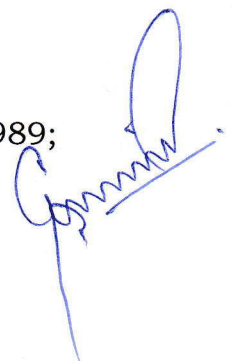
F) **Area of the SAID PROPERTY:**

The SAID PROPERTY admeasures 2907.00 Sq. Meters, being the proeprty under Survey No. 48/6 admeasures 984.00 Sq. Meters and the proeprty under Survey No. 51/1 admeasures 1923.00 Sq. Meters.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- i. Certificate of Matriz No. 391, 395 and 398;
- ii. Deed of Qualification of Heirs of Succession dated 04/05/1989;



- iii. Public Will dated 20/04/1989;
- iv. Death Certificate of Maria Scarementa Fernandes;
- v. Deed of Sale dated 31/07/1995;
- vi. Order dated 01/06/2000;
- vii. Conversion Sanad dated 14/01/2010;
- viii. Technical Clearance dated 01/08/2011;
- ix. Construction Licence dated 08/11/2011 and dated 17/06/2022;
- x. NOC from Primary Health Centre Cortalim.

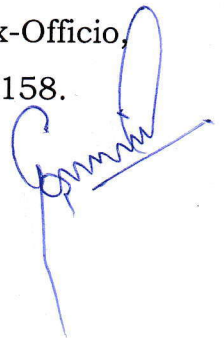
***From the perusal of above documents the flow of title for last 33 years
can be narrated as under:***

The SAID BIGGER PROPERTY originally belonged to Mrs. Maria Eugenia de Souza as is found enrolled in her name under Matriz No. 391, 395 and 398.

Mr. Antonio do Rosario Fernandes (husband of said Mrs. Maria Eugenia de Souza) expired on 25/03/1905 leaving behind him his wife Mrs. Maria Eugenia de Souza as moiety holder and his 2 children viz. 1. Miss. Maria Sacramento Fernandes and 2. Mr. Antonio F. Santana de A. Fernandes alias Cassiano Salvador Fernandes or Cassiano Salvador, both unmarried.

The said Mr. Antonio F. Santana de A. Fernandes alias Cassiano Salvador Fernandes or Cassiano Salvador expired on 07/09/1920 in the status of bachelor leaving behind him his mother, Mrs. Marla Eugenia de Souza.

The said Mrs. Maria Eugenia de Souza also expired 13/07/1940 leaving behind her only daughter, Miss. Maria Sacramento Fernandes as her legal heir which was confirmed vide Deed of Qualification of Heirs of Succession dated 04/05/1989 drawn at the Office of the Notary Public Ex-Officio, Mormugao Judicial Division at pages 147 onwards of Deed Book No.158.

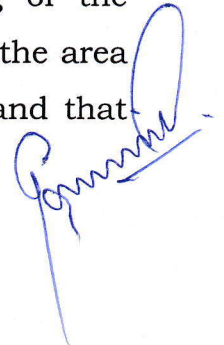


The said Miss. Maria Sacramento Fernandes bequeathed her right in the SAID BIGGER PROPERTY surveyed under Survey 51/5, 52/2 and 52/10 in favour of her God Child, Maria Belinda Sacramento Pereira vide Public Will dated 20/04/1989 drawn in the Office of the Notary Public Ex-Officio Mormugao Judicial at pages 182 onwards of Will Book No. 27.

The said Miss. Maria Sacramento Fernandes expired on 04/04/1993, resultant thereof her will came into force and said Maria Belinda Sacramento Pereira became owner of the SAID BIGGER PROPERTY.

Vide Deed of Sale dated 31/07/1995 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.389 at ages 45 to 462 of Book No. I, Vol. No.148 dated 31/07/1995, the said Miss. Maria Belinda Sacramento Pereira sold to M/s. Queeny Realty Pvt. Ltd., a Company, the SAID BIGGER PROPERTY surveyed under Survey 50/4, 50/6, 51/1 and 51/4 of Pale village, admeasuring 325.00 sq. mtrs., 50.00 sq. mtrs., 1825.00 sq. mtrs. and 1375.00 sq. mtrs. respectively, totally admeasuring 3,575.00 sq. mtrs.

Said Miss Maria Belinda Sacramento Pereira and other persons who were owners of the properties adjacent to the SAID BIGGER PROPERTY, filed applications under section 103 and 114 of the Goa Land Revenue Code, 1968, before the Dy. Collector and SDO of Mormugao Taluka, at Vasco, for resurvey and correction of land surveyed under Survey Nos. 47 /1, 48/1, 49/2, 50/2, 50/5, 49/4, 48/7, 47/4, 50/4, 51/5, 52/2, 52/5 and 52/10 alongwith adjacent boundary plots of Village Velsao-Pale due to boundary dispute in the area. The said case was registered as Case No. LEC/BOUND/20/93 and the Dy. Collector directed resurveying of the respective lands vide Order dated 01/06/2000 it was directed that the area may be corrected as per report of the IS & LR, Fatorda, Margao and that



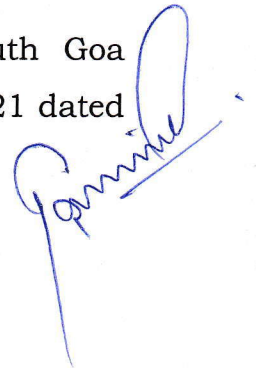
necessary corrections be made in the survey records corresponding to the SAID BIGGER PROPERTY.

Accordingly, due to this Order of resurvey and correction, the area of the property surveyed under Survey No. 51/1 increased from 1825.00 sq. mts. to 1923.00 sq. mts, and also property bearing Survey 48/6 admeasuring 984.00 sq. mts. came to be included in the properties owned by the M/s. Queeny Realty Pvt. Ltd. which were the subject properties of the Deed of Sale of 31/07/1995.

In aforesaid Deed of Sale dated 31/07/1995 the property surveyed under Survey Nos. 50/4, 50/6, 51/1 and 51/4 of Pale village, admeasuring 325.00 sq. mtrs., 50.00 sq. mtrs., 1825.00 sq. mtrs. And 1375.00 sq. mtrs. respectively was resurveyed and was changed to Survey 57/5, 48/4, 48/6, 49/4, 50/2, 50/4, 50/6, 51/1, 51/4, 52/1-B and 52/2-A admeasuring 4074.00 sq. mtrs., 3071.00 sq. mtrs., 984.00 sq. mtrs., 42.00 sq. mtrs., 2339.00 sq. mtrs., 627.00 sq. mtrs., 39.00 sq. mtrs., 1923.00 sq. mtrs., 420.00 sq. mtrs, and 2280.00 sq. mtrs. by executing Deed of Rectification duly registered before the Sub-Registrar of Mormugao at Vasco-Da Gama under Reg. No.671 at ages 427 to 449 of Book No.1, Vol. No.394 dated 30/06/2003.

With intention to develop the part of the Said Bigger Property being the property surveyed under Survey No. 48/6 and 51/1 of Village Pale, said M/s. Queeny Realty Pvt. Ltd. obtained following licences, permissions and approvals:

- (a) Conversion Sanad from Office of the Collector, South Goa District, Margao under No. AC-II/SG/CONV/61/2009/21 dated 14/01/2010;



- (b) Technical Clearance Order dated 01/08/2011 under Ref. No. DH/4596/4/MTP/2011/453;
- (c) Construction Licence No. VP/VP/2011-2012/17 dated 08/11/2011 read with Renewal Licence dated 17/06/2022 under Ref. No. VP/VPI/23/Renewal of Licence/2022-2023/266;
- (d) NOC from Health under Ref. No. PHC/CANSAULIM/NOC/2011-12/990.

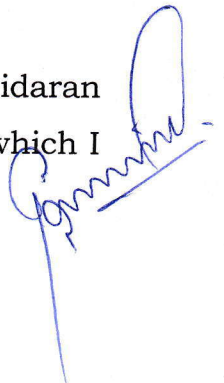
Vide Deed of Sale dated 23/09/2022 registered in the office of the Sub Registrar of Salcete under no. MOR-1-1622-2022 dated 29/09/2022, M/s. Queeny Realty Pvt. Ltd. sold the SAID PROPERTY as also assigned its rights under the various development licences and permissions to Mr. Suresh Ganapati Kamat, Mr. Mahesh Kumar Behki and S. J. Constructions, a sole proprietary concern, represented by its Sole Proprietor Mr. Shashidaran Shankaran Pillai.

In terms of the said Deed of Sale dated 23/09/2022, Mr. Suresh Ganapati Kamat, Mr. Mahesh Kumar Behki and Mr. Shashidaran Shankaran Pillai are the lawful owners in possession of the SAID PROPERTY and are entitled to develop the SAID PROPERTY by raising construction as approved.

Certificate:

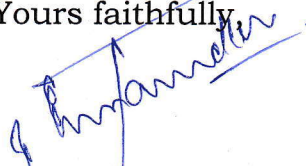
I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the SAID PROPERTY is owned by Mr. Suresh Ganapati Kamat, Mr. Mahesh Kumar Behki and Mr. Shashidaran Shankaran Pillai.

This Title Report which is issued at the request of Mr. Shashidaran Shankaran Pillai is solely based on the documents submitted to me which I



have referred in my report and the undersigned does not assure any liability to any person for the opinion expressed in this report.

Yours faithfully



Adv. Gaurish M. Kudchadkar