

Adv. C. Castellino.

Chambers:
First floor,
Office No.: 9,
El-Capitan
Building, Mapuca,
Bardez, Goa.

Date: 16/10/2021

TITLE SCRUTINY REPORT

As requested by Mr. Suveen Kant Gupta, Director of **M/S DOMOV HOUSING PRIVATE LIMITED**, a Private Limited Company, I am submitting herewith my Title Scrutiny Report with respect to property surveyed under Survey No. 405/4 of Village Anjuna, Bardez – Goa.

1. DESCRIPTION OF THE PROPERTY

All that immovable property known as “BELVACHI GAYAR” or “BELVACHY GALLY” or “CHINVARECHY BAR”, totally admeasuring an area of 2050 sq. mts., together with a residential house bearing Village Panchayat House no. 235, admeasuring an area of 175 sq. mts. approximately, surveyed under Survey No. 405, Sub Division no. 4, situated at Village Anjuna, within the Jurisdiction of the Village Panchayat of Anjuna, Taluka and Sub District of Bardez, District of North Goa, State of Goa, partly found described in the Land Registration Office of Bardez under No. 17822 at folio 82 of Book B 46 (the western portion), but not found enrolled in the Taluka Revenue office, and is bounded as under :



East: By property bearing Survey No. 405/5.
West: By property bearing Survey No. 405/3.
North: By Public Road.
South: By property bearing Survey No. 407/1.

Hereinafter referred to as the Said Property for the sake of brevity.

II DOCUMENTS SCRUTINISED

1. Copy of Registo do Agrimensor of property bearing Old Cadastral No. 614. (Portuguese document along with English Translation)
2. Copy of Possession and delivery dated 3rd September 1902, issued by the Comunidade of Anjuna, which is registered at Folio 173 overleaf of the Book No. 6 dated 9/9/1902 (Portuguese document along with English Translation).
3. Copy of Inventory Proceeding bearing no. 163/2020/D initiated before the Court of Civil Judge Junior Division, at Mapusa, Goa.
4. Copy of Old Cadastral Survey Plan No. **613 and 614**.
5. Copy of Possession and delivery dated 4th September 1902, issued by the Comunidade, which is registered at Folio 174 of Book No. 6 dated 9/9/1902 (Portuguese document along with English Translation)
6. Copy of Deed of Gift dated 4th January 1915, duly registered before the then Notary Public, Jose Joaquim Filipe Pinto De Menezes. (Portuguese document along with English Translation).



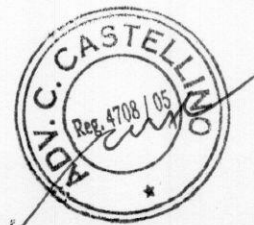
7. Copy of Inscription No. 12806 at folio 186 of Book G-18 and the description under No. 17822 at folio 82 of Book B 46, in respect of Said Western Portion. (Portuguese document along with English Translation)
8. Copy of Inventory Proceeding bearing no. 180/2020/G initiated before the Court of Civil Judge Junior Division, at Mapusa, Goa.
9. Copy of Nil Encumbrance Certificate issued by Sub Registrar of Mapusa from year 01/01/2007 to 29/01/2021 dated 2/2/2021.
10. Copy of Zoning certificate bearing ref. No. TPBZ/ZON/8686/ANJ/TCP-2021/2617, dated 02/07/2021, issued by the office of the Senior Town Planner, Town and Country Planning Department, Mapusa Goa.
11. Deed of Sale dated 7th July 2021, duly registered before the Office of Sub-Registrar of Bardez, at Mapusa Goa, under serial No. 2021-BRZ- 2432 , document Registration Number BRZ-1- 2357 - 2021, on dated 07/07/2021.
12. Copy of computerized Form I and XIV of the property surveyed under Survey No.405/4.
13. Copy of House Tax Receipt pertaining to the House bearing No. 235 of the Village Panchayat of Anjuna.

I have perused the aforesaid documents and studied the same in order to form my Opinion on the title of the Said Property.



FLOW OF TITLE

- 1) Upon perusal of the aforesaid documents placed before me, it is found that the Said Property originally consisted of two parts, the Eastern portion and the Eastern portion.
- 2) The said Eastern portion of the Said property bearing Old Cadastral No.614 originally belonged to Late Pascoela Correa alias Pascoela de Souza or Pascoela de Sousa,
- 3) The Said Late Pascoela Correa alias Pascoela de Souza or Pascoela de Sousa, acquired right to the said Eastern Portion, vide proceedings of possession and delivery dated 3rd September 1902, issued by the Comunidade of Anjuna, which is found registered at Folio 173 overleaf of the Book No. 6 dated 9/9/1902.
- 4) That the said Late Pascoela Correa alias Pascoela de Souza or Pascoela de Sousa was married to Late Bento Pereira alias Benedito Pereira, who expired leaving behind as his moiety/half sharer his widow Late Pascoela Correa alias Pascoela de Souza or Pascoela de Sousa and as his sole and universal heiress his living ascendant his mother Late Regina Lobo alias Regina de Souza.



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- 5) That upon the death of Late Bento Pereira alias Benedito Pereira, Late Pascoela Correa alias Pascoela de Souza or Pascoela de Sousa and Late Regina Lobo alias Regina de Souza, an Inventory Proceeding was initiated before the Court of Civil Judge Junior Division, at Mapusa, Goa, bearing Inventory Proceeding no.163/2020/D, wherein the said Eastern Portion of the Said Property was listed under Item No.1 of the list of assets and final list of assets filed therein and is found allotted to the legal heirs of the Deceased Estate leavers therein namely 1) Mr. Alex Alfred Agnello Pereira alias Alex Pereira married to Mrs. Philomena Pereira, 2) Mrs. Deliciosa Joanna Pereira 3) Mrs. Geraldina Conceicao Lobo, 4) Mrs. Annie De Souza married to Mr. Alexander Francis De Souza, 5) Mrs. Charolet Joseph Fernandes alias Fernandes Joseph Charolet, 6) Ms. Anita Pascol Pereira alias Anita P. Pereira as per their respective shares, vide Judgment and Decree dated 23rd December 2020, passed by the Hon'ble Civil Judge, Junior Division 'E' Court Mapusa, incharge of 'D' Court Mapusa.
- 6) That the Western portion of the Said Property bearing old Cadastral No. 613, originally belonged to late Regina Lobo.
- 7) That the Said late Regina Lobo, acquired right to the Western Portion of the said Property vide proceedings of possession and



delivery dated 4th September 1902, issued by the Comunidade of Anjuna, which is found registered at Folio 174 of Book No. 6 dated 9/9/1902,

- 8) That subsequently vide a Deed of Gift dated 4th January 1915, duly registered before the then Notary Public, Jose Joaquim Filipe Pinto De Menezes, the said Regina Lobo, gifted the said Western Portion to her son Aleixo Pereira, by reserving the lifetime usufructuary right in her favour.
- 9) That the name of the said Aleixo Pereira is found inscribed under inscription No. 12806 at folio 186 of Book G-18 and the western portion of the said property is found described under No. 17822 at folio 82 of Book B 46.
- 10) That the said Late Aleixo Pereira alias Aleixo Benedicto Pereira was married to Late Conceicao Santana De Souza alias Conceicao Pereira or Conceicao de Souza or S. Anna Conceicao De Souza, both of whom expired without leaving behind any Will/ Gift or any other testamentary disposition of their last wish but leaving behind as their sole and universal heirs their following 4 children namely: 1) Late Maria Pascina Pereira alias Maria P. Pereira or Maria Pasquina Pereira, Spinster (now deceased). 2) Late Subastin Alex Pereira, bachelor (now



deceased).3) Late J.F. Perera alias Joseph Francis Pereira alias Jose Francisco or Joseph Francis (now deceased) who was married to Mrs. Deliciosa Joanna Pereira. 4) Late Pascal John Pereira alias Pascal Joao Pereira alias Pascoal Joao Pereira or Pascol Joao Pereira who was married to Late Innocent Pascal John Pereira alias Innocent Pereira (both now deceased).

- 11) That upon the death of Late Aleixo Pereira alias Aleixo Benedicto Pereira, Late Conceicao Santana De Souza alias Conceicao Pereira or Conceicao de Souza or S. Anna Conceicao De Souza, Late Subastin Alex Pereira, Late Maria Pascina Pereira alias Maria P. Pereira or Maria Pasquina Pereira, Late J.F. Perera alias Joseph Francis Pereira alias Jose Francisco or Joseph Francis, Late Pascal John Pereira alias Pascal Joao Pereira alias Pascoal Joao Pereira or Pascol Joao Pereira and his wife Late Innocent Pascal John Pereira alias Innocent Pereira, an Inventory Proceeding was initiated before the Court of Civil Judge Junior Division, at Mapusa, Goa bearing Inventory Proceeding no.180/2020/G.
- 12) That upon perusing the Inventory Proceeding bearing No.180/2020/G it is found that the said Late Subastin Alex Pereira expired in the status of bachelor, without leaving behind any descendants, living ascendant, but leaving behind as his sole and universal heirs his collateral heirs his brothers and sisters.



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- 13) That as per the Inventory Proceeding the said Late J.F. Perera alias Joseph Francis Pereira alias Jose Francisco or Joseph Francis expired in the status of married, leaving behind as his widow, moiety holder/ half sharer Mrs. Deliciosa Joanna Pereira, and as his sole and universal heirs his three children namely 1) Mr. Alex Alfred Agnello Pereira, married to Mrs. Philomena Pereira, 2) Mrs. Geraldina Conceicao Lobo, who was married to Late Joseph Francis Errol Lobo and 3) Mrs. Annie De Souza married to Mr. Alexander Francis Desouza,
- 14) That the said Late Maria Pascina Pereira alias Maria P. Pereira or Maria Pasquina Pereira also subsequently expired in the status of Spinster, without leaving behind any descendants or living ascendants, without leaving behind any Will/ Gift or any other testamentary disposition of her last wish, but leaving behind as her sole and universal heirs her collateral heirs and descendants of her predeceased siblings.
- 15) That it is also found specified in the Inventory Proceeding that the said Late Pascal John Pereira alias Pascal Joao Pereira alias Pascoal Joao Pereira or Pascol Joao Pereira expired in the status of married to Late Innocent Pascal John Pereira alias Innocent Pereira, who subsequently expired at Mumbai in the status of widow, both of whom expired without leaving behind any Will/



Gift or any other testamentary disposition of their last wish but leaving behind as their sole and universal heiress their two daughters namely 1) Mrs. Charolet Joseph Fernandes alias Fernandes Joseph Charolet, who was married to late Joseph Edward Fernandes alias Joseph and 2) Ms. Anita Pascol Pereira alias Anita P. Pereira, Spinster.

- 16) That upon perusal of the inventory proceeding it can be concluded that 1) Mr. Alex Alfred Agnello Pereira alias Alex Pereira married to Mrs. Philomena Pereira , 2) Mrs. Deliciosa Joanna Pereira 3) Mrs. Geraldina Conceicao Lobo, 4) Mrs. Annie De Souza married to Mr. Alexander Francis Desouza, 5) Mrs. Charolet Joseph Fernandes Alias Fernandes Joseph Charolet, 6) Ms. Anita Pascol Pereira Alias Anita P. Pereira, are the only legal heirs of their deceased ancestors.
- 17) That in the abovementioned Inventory Proceeding bearing No.180/2020/G the said Western Portion of the Said Property is found listed under Item No.1 in the list of assets and final list of assets filed therein and is found allotted to the legal heirs of the deceased Estate leavers mentioned therein as per their respective shares, vide Judgment and Decree dated 20th January 2021, passed by the Hon'ble Civil Judge, Junior Division 'G' Court at Mapusa.



- 18) That it is found that as per the new Survey Plan the eastern and western portion of the said property together forms a single property and is found entirely surveyed under survey No.405/4 of Village Anjuna.
- 19) That it is found that on the basis of the Inventory Proceeding the names of the said 1) Mr. Alex Alfred Agnello Pereira alias Alex Pereira married to Mrs. Philomena Pereira 2) Mrs. Deliciosa Joanna Pereira 3) Mrs. Geraldina Conceicao Lobo, 4) Mrs. Annie De Souza married to Mr. Alexander Francis Desouza, 5) Mrs. Charolet Joseph Fernandes alias Fernandes Joseph Charolet, 6) Ms. Anita Pascol Pereira alias Anita P. Pereira are found mutated in the Occupant's Column of Form I and XIV of the entire property surveyed under no. 405/4 of Village Anjuna, Bardez Goa.
- 20) I have perused the zoning certificate bearing ref. No. TPBZ/ZON/8686/ANJ/TCP-2021/2617, dated 02/07/2021, issued by the office of the Senior Town Planner, Town and Country Planning Department, Mapusa Goa, as per the Regional Plan for Goa 2021, the Said Property, is zoned as "Settlement Zone (VP-2) with permission FAR 60".



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- 21) I have also perused the Nil Encumbrance Certificate dated 01/03/2021, issued by the Sub-Registrar of Bardez for a period from 23rd December 2020 to 25th February 2021 and is found that the Said Property is free from encumbrance.
- 22) That vide Deed of Sale dated 7th July 2021, duly registered before the Office of Sub-Registrar of Bardez, at Mapusa Goa, under serial No. 2021-BRZ- 2432, document Registration Number BRZ-1-2357 -2021, on dated 07/07/2021 the said Mr. Alex Alfred Agnello Pereira alias Alex Pereira married to Mrs. Philomena Pereira, 2) Mrs. Deliciosa Joanna Pereira 3) Mrs. Geraldina Conceicao Lobo, 4) Mrs. Annie De Souza married to Mr. Alexander Francis Desouza, 5) Mrs. Charolet Joseph Fernandes Alias Fernandes Joseph Charolet, 6) Ms. Anita Pascol Pereira Alias Anita P. Pereira, sold the Said Property to **M/S DOMOV HOUSING PRIVATE LIMITED**, a Private Limited Company incorporated under the Indian Companies Act 2013 (18 of 2013), having its Registered Office at B-8, First Floor Panchseel Enclave, New Delhi - 110017.
- 23) That the name of **M/S DOMOV HOUSING PRIVATE LIMITED**, is seen recorded in the Occupant's column of Form I and XIV of the Said Property.



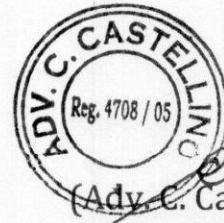
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24) That the Panchayat House Tax receipt of the House No. 235 presently stands in the name of late Maria P Pereira and the Said M/s Domov Housing Private Limited has by application dated 22nd July 2021, applied for transfer of the same to it's name.

LEGAL OPINION

In terms of the above referred documents I am of the opinion that **M/S DOMOV HOUSING PRIVATE LIMITED** is the absolute owner of the Said Property and holds clear, open and marketable title to the Said Property and may sell, mortgage or otherwise alienate the same to any prospective buyers.



Castellino
(Adv. C. Castellino)