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TO WHOMSOEVER IT MAY CONCERN

Sub: Title Search Report

1. Description and area of the property:

ALL THAT distinct, separate, well identified as Plot bearing No. 9 independently Surveyed under Chalta No. 15 of the P.T Sheet No. 64 of the City Survey of Vasco measuring an area of 809.00 (Eight Hundred Nine) square meters (hereinafter referred to as the 'SAID PLOT') being part and parcel of the larger property known as 'VOUVOOLICHEM MANDA' or "GOLXEA BONDO" or "VONCOLICHEM MANDA" or "BABGELEM" situated near Mormugao Parish, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South Goa, Goa described in the Land Registration Office of Salcete under No. 20183 of the Book B 51 New Series and 13421 of Book B34 and another properties "OVOLLEECHER MANDA" and "BABGELEM" described respectively under No. under 1810, 1839 and 1841 of Book B-9 old enrolled in the Taluka Revenue Office under Matriz Predial Nos. 436, 437, 438 and 2039 surveyed under Chalta Nos. 13 to 17 of P.T. Sheet No. 64, Chalta 17, 19 to 26 of P. T. Sheet No.69 of Vasco City and the SAID PLOT is bounded as under:

On the North: By road constructed by the developer

On the South: By Plot No. 1 of the same Sub Division or property under Chalta No. 17 of P. T. Sheet No. 64

On the East: By road constructed by the developer

On the West: By 10.00 meters wide road

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned).

Non Agricultural being Sanad under Ref. No. 11/DYC-MOR/CONV/46/2023/1384 dated 20.05.2024 issued by the Deputy Collector/S.D.O, Mormugao Taluk.

3. Description of the Owner and status - whether Individual, Sole Proprietor, Partner etc.

Mr. Abhay K. Arondekar being the individual owner alongwith his spouse

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

No minor, lunatic or un-discharged insolvent are involved and the proposed mortgagor/s all of whom have sufficient capacity to enter into contract under the provision of law

5. Whether the Property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and Permissions to be obtained.

The SAID PLOT is free hold.

6. Source of the Property i.e. Self acquired or Ancestral. If Ancestral then mode of Succession and whether Original Will/ Probate is available.

Self acquired by Deed of Sale dated 11.05.2024 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-1191-2024 Dated 14.06.2024.

7. Whether the Property is mutated in the land records.

Yes. The property stands mutated.

8. Details of documents examined/ scrutinised (this should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/society records etc).

- i. Form 'D' dated 16.05.2025 in respect of the property surveyed under Chalta No. 15 of P. T. Sheet No.64 of Vasco City.
- ii. Deed of Sale dated 11.05.2024 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-1191-2024 Dated 14.06.2024
- iii. Deed of Rectification dated 09.04.2025 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-720-2025 Dated 25.04.2025
- iv. Development Permission issued by the Mormugao Planning & Development Authority under ref. No. MPDA/1-D-326/2024-25/206 dated 05.11.2024 with plan
- v. Construction Licence issued by the Mormugao Municipal Council under Ref. No. CONSTLIC/MORMUGAO/2024-2025/7 dated 20.02.2025 with plan
- vi. NOC from Commander for Flag Officer Commanding under Ref. No. 46/210/1/2020/99 dated 23.02.2021

- vii. Conversion Sanad under Ref. No. 11/DYC-MOR/CONV/46/2023/1384 dated 20.05.2024 issued by the Deputy Collector/S.D.O, Mormugao Taluk with plan
- viii. Form D dated 18.01.2025 in respect of the property surveyed under Chalta
- ix. No. 15 of P. T. Sheet No.64 of Vasco City.
- x. Deed of Sale dated 10.12.2020 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-1422-2020 Dated 14.12.2020
- xi. Extract of Land Description under No. 13421 of Book B-24, No. 20183 of Book B-51 of New series and 1810, 1839 and 1841 old series alongwith relevant inscription
- xii. Matriz certificate under No.436, 437, 2039 and 438.
- xiii. Deed of Dissolution dated 06/05/1967 of Sociedade Familiar Dempo duly executed before Notary Public of the Judicial Division of Ilhas Mr. Fernando Jorge Colaco.
- xiv. Deed of Assignment dated 06/05/1967 duly registered in the Sub-Registrar of Ilhas at Panaji Goa, under No.569 at pages 132 to 165 Book No. I, Vol. No.26 dated 08/06/1967.
- xv. Deed of Sale dated 22/03/1973 between M/s. Dempo Properties & Investments Pvt. Ltd., and M/s. Zuari Real Estate Company Pvt. Ltd. duly registered in the office of the Sub-Registrar of Ilhas at Panaji Goa, on 22/02/1978 under no.101 at pages 48 to 69 of Book No. I, Vol. No.125.
- xvi. Deed of Declaration of Succession dated 25/05/1987.
- xvii. Order of the Hon'ble High Court Bombay dated 19/10/2001 in Company Petition No.16/Z/2001.
- xviii. Order of the Hon'ble High Court Bombay dated 19/10/2001 in Company Petition No.18/S/2001.
- xix. Order of the Hon'ble High Court Bombay dated 19/10/2001 in Company Petition No.17/D/2001.
- xx. Deed of Sale dated 02/05/2006 duly registered with the Sub-Registrar of Mormugao under No.585 at pages 1 to 66 of Book No.I, Volume No. 569 dated 04/05/2006
- xxi. Agreement for Sale cum development dated 18/02/2005 duly executed before Notary of Panaji Adv. Menino Teles and registered under No.12/M/05 dated 18/2/2005.
- xxii. General Power of Attorney dated 28/06/2022 duly executed before Notary of Vasco Adv. A. Suresh Rao registered under No. 1927/2022 dated 28/06/2022.
- xxiii. General Power of Attorney dated 05/09/2022 duly executed before Notary of Vasco Adv. Mangurish Kenkre.
- xxiv. Copy of Certified extract of partnership firm, DKB Builders under Reg No. MOR-F17-2020 Dated 18.05.2020
- xxv. Deed of Partnership dated 14.05.2020 of DKB Builders

xxvi. Development Permission under No. MPDA/1-D-237/09-10/19 dated 06/04/2009 issued by Mormugao Planning and Development Authority. 

xxvii. Nil Certificate of Encumbrance on Property under Certificate No. NEC/10/2025/343 of the SAID PLOT from 03.03.1995 to 03.03.2025.

9. Tracing of the chain of title in favour of Mortgagor/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

 From the documents produced for verification it reveals that there exists larger property known as "VOUVOLICHEM MANDA" or "GOLXEA BANDO" situated in Mormugao Parish, Vasco Municipal area, Sub-District of Mormugao, District South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 20183 of the Book B-51 new and also properties "OUVOLLECHEM MANDA" described under No. 13421 of Book B-34 and under No. 14307 of Book G-18 and another properties "VONCOLICHEM MANDA", "BABGELEM and BABGELEM" described respectively under No. 1810, 1839 and 1841 of Book B-9 old, all enrolled in the Land Revenue Records under Nos. 436, 437, 2039 and 438 in the Land Revenue Office of Mormugao presently bearing Chalta Nos. 13 to 17 of P. T. Sheet No. 64 and Chalta Nos. 17, 19 to 26 of P. T. Sheet no. 69 of City Survey of Vasco-Da-Gama originally belonged to Sociadade Familiar Da Casa De Dempo (Family Society of Dempos) under whose name the properties are seen inscribed in the Land Registration Office of Salcete herein after referred to as the "said property".

Said Sociadade Familiar Da Casa De Dempo was dissolved by a Deed of Dissolution dated 06/05/1967 and the properties were allotted to Shri. Srinivassa Voicunta Sinai Dempo and his wife Smt. Satiabamabai Sinai Dempo, Shri Vitola Vishnu Sinai Dempo, Shri. Venatexa Srinivassa Sinai Dempo and his wife Smt. Gopicabai Sinai Dempo, Shri. Voicunta Srinivassa Sinai Dempo and his wife Smt. Savitribai Sinai Dempo and Shri. Laxminaraina Vitola Sinai Dempo.

Said Shri. Srinivassa Voicunta Sinai Dempo and his wife Smt. Satiabamabai Sinai Dempo, Shri Vitola Vishnu Sinai Dempo and his wife Smt. Manoramabai Sinai Dempo, Shri. Venkatexa Srinivassa Sinai Dempo and his wife Smt. Gopicabai Sinai Dempo, Shri. Voicunta Srinivassa Sinai Dempo and his wife Smt. Savitribai Sinai Dempo and Shri. Laxminaraina Vitola Sinai Dempo transferred the said property in favour of M/s. Dempo Properties and Investments Pvt. Ltd., a registered Company having its office at Panaji, Goa by way of Deed of Assignment dated 06/05/1967 registered before the Sub-Registrar of Ilhas, Panaji under Registration No. 569, at pages 132 to 165, Book No. I, Volume No. 26 dated 08/06/1967.

Said M/s. Dempo Properties and Investments Pvt. Ltd. sold the said property to M/s. Zuari Real Estate Company Pvt. Ltd. by a Deed of Sale dated 22/03/1973 which is registered under Registration No. 502/73 on 19/07/1973 registered before the Registrar of Ilhas, Panaji, Goa.

Under the Scheme of Amalgamation sanctioned by the Order of the Hon'ble High Court of Bombay at Panaji on 19/10/2001, the 200% subsidiary companies of M/s. Dempo Properties and Investments Pvt. Ltd. namely M/s. Zuari Real Estate Company Pvt. Ltd. and M/s. Siridao Estates Pvt. Ltd. have been amalgamated with M/s. Dempo Properties and Investments Pvt. Ltd. by virtue of which all the assets and liabilities of the subsidiary companies stands transferred and vested with M/s. Dempo Properties and Investments Pvt. Ltd. Thus M/s. Dempo Properties and Investments Pvt. Ltd. became the absolute owner-in-possession of the said property.

Said M/s. Dempo Properties and Investments Pvt. Ltd. entered into an Agreement for Sale-Cum-Development dated 18/02/2005 with M/s. Susheela Homes and Properties Pvt. Ltd., for the development of the said property and also executed a Power of Attorney in favour of M/s. Susheela Homes and Properties Pvt. Ltd., represented through its Director Shri. Nilesh Salkar, empowering them to do and execute inter alia the acts, deeds and things required for the purpose of carrying out the construction and/or development and the sale of the units thereafter.

By a Deed of Sale dated 02/05/2006 duly registered with the Sub-Registrar of Mormugao under No. 585 at pages 1 to 66 of Book No. I, Volume No. 569 dated 04/05/2006, said M/s. Dempo Properties and Investments Pvt. Ltd. sold the said property to M/s. Susheela Homes and Properties Pvt. Ltd. and hence M/s. Susheela Homes and Properties Pvt. Ltd. became the absolute owners of the said property.

M/s. Susheela Homes and Properties Pvt. Ltd. has obtained permission for sub-division of the property from the Vasco Planning and Development Authority under Ref. No. MPDA/1-D-237/09-10/19 dated 06/04/2009 and sub-divided the said property into several plots including Plot No.9.

The aforesaid owner, M/s. Susheela Homes and Properties Pvt. Ltd. inter alia conveyed and sold the SAID PLOT unto DKB Builders, a Partnership Firm registered under the Indian Partnership Act 1932 having its registered Office at 15 Karma Empress, Near LTS Bus Stand, Mundvel, Vasco da Gama, Goa, registered before Registrar of Firms Mormugao at Vasco da Gama, under No. MOR-F-17-2020 Dated 18.05.2020.

The aforesaid owner, DKB Builders got the SAID PLOT partitioned the same and vide Order dated 06.12.2021 passed by the ISLR, City Survey, Vasco in Case No. 3/ISLR/CTS/VAS/PART/68/2021 the SAID PLOT was allotted distinct and separate survey number whereby the SAID PLOT stands surveyed under Chalta No. 15 of P. T. Sheet No. 64 of Vasco City admeasuring an area of 809.00 square meters.

Thereafter said owner, DKB Builders sold and conveyed the SAID PLOT unto and in favour of Mr. Abhay K. Arondekar vide Deed of Sale dated 11.05.2024 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-1191-2024 Dated 14.06.2024.

But however the Chalta number described in the above sale deed was mistaken whereupon the aforesaid parties entered into Deed of Rectification dated 09.04.2025 registered before the Sub Registrar of Mormugao under Book: 1 Document No. MOR-1-720-2025 Dated 25.04.2025 and thereafter the present owner, Mr. Abhay K. Arondekar got his name mutated in the Land Record and accordingly the Form 'D' of the SAID PLOT wherein his name is seen recorded under the column of 'Holders in the origin of the title'.

The SAID PLOT has already Conversion Sanad under Ref. No. 11/DYC-MOR/CONV/46/2023/1384 dated 20.05.2024 issued by the Deputy Collector/S.D.O, Mormugao Taluk and the aforesaid owner, Mr. Abhay K. Arondekar obtained the following Permission/Licence/NOC for undertaking construction of multi Family dwelling structure namely:

- a. Development Permission from the Mormugao Planning and Development Authority under Ref. No. MPDA/1-D-326/2024-25/1206 dated 05.11.2024
- b. Construction Licence issued by the Mormugao Municipal Council under Ref. No. CONSTLIC/MORMUGAO/2024-2025/7 dated 20.02.2025 with plan
- c. NOC from Commander for Flag Officer Commanding under Ref. No. 46/210/1/2020/99 dated 23.02.2021

In view of the above the owner namely Mr. Abhay K. Arondekar has clear and marketable title to the SAID PLOT and being the sole owner of the SAID PLOT is authorized to construct and sale of constructed unit/s therein subject to making his spouse also as party to such document.

Date: 17.05.2025
Place: Vasco da Gama, Goa

(A. Suresh Rao)
Advocate