Shailesh S Henriques
Advocate

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

The present report pertains to a property bearing Survey No. 2/1-M of Chicolna Village within the Village Panchayat of Chicolna, Bogmalo, Mormugao Taluka, South Goa, Goa admeasuring 15,545 sq mts as per the revenue record i.e. Form I & XIV which is known "VADACHY GALLY" and/or "GALLI GRANDE".

1. DESCRIPTION OF THE PROPERTY:

The aforesaid property admeasures 15,545 sq. mts or thereabouts and surveyed under Survey No. 2/1-M of Chicolna Village within the Village Panchayat of Bogmalo, Mormugao Taluka, South Goa, Goa, which is bounded as follows:

On the **NORTH** : By the property bearing Survey no. 4, Sub-Division 1 of the Village of Chicolna and 15 meters Public Road;

On the **SOUTH** : By the 15 meters Outline Development Plan Road in the property of the Communidade of Chicolna bearing Survey No. 4 sub-division 1 of the Village of Chicolna;

On the **EAST** : By the 8 meters existing road, in the property of the Comunidade of Chicolna bearing Survey No. 4 Sub-Division 1 of the Village of Chicolna; which is projected as a 15 meter wide road in the Outline Development Plan of the Mormugao P. D. A.;

On the **WEST** : By 10 meters sub-division Road within the property bearing Survey No. 2 sub-division 1 of the Village of Chicolna.

No. 133, 1st Floor, Anand Chambers, F. L. Gomes Road, Vasco-Da-Gama, Goa.
Ph. No. 9922202221 / Email : shenriques33@gmail.com

2. DOCUMENTS REFFERED AND/OR INSPECTED:

1. Extract from the Book of Land Registers (livro de Tombo) bearing no. 2nd B of the Communidade of Chicolna
2. Certificate dated 31-01-2006, issued by the Office of the Communidade of Chicolna, based on the record of the Communidade existing in archives of the Communidade, certifying the grant recorded at serial No. 61 and 65 of page 26, serial no. 67 of page 26 of Book 2 B
3. Extract of the index of the Taluka Revenue Office of Mormugao Taluka, wherein the emphytheusis (afaramento) of the property "VADACHY GALLY" or "GALLI GRANDE" is recorded in the revenue records under no. 164 and 165 of the village of Chicolna, in the name of Maria Matildes Verodiana de Flores de Azaredo and said Luis Leopoldo Flores of Velsao respectively
4. Extract of the index of the survey records of the village of Chicolna, promulgated in the year 1974, wherein the half of larger property "VADACHY GALLY" or "GALLI GRANDE" allotted to Maria Matildes Verodiana de Flores de Azaredo, was identified in the promulgated survey records of village of Chicolna under Survey No. 1/1 and the other half of the property of "VADACHY GALLY" or "GALLI GRANDE" granted to Luis Leopoldo Flores identified in the promulgated survey records of village of Chicolna, under no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3
5. Form I & XIV of hte said property promulgated under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3, wherein the name of Carolina Figueredo Flores, appeared as the sole occupant in the Occupants Column at the time of promulgation.

6. Judgement dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama passed in Case No. JM-I/TNC/BOG/5/2011(JM-II)
7. Judgement dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama passed in Case No. JM-I/TNC/BOG/7/2011(JM-II)
8. Judgement dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama passed in Case No. JM-II/TNC/BOG/5/2011
9. Judgement dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama passed in Case No. JM-I/TNC/BOG/6/2011(JM-II)
10. Extract of the Inventory Proceedings held in the year 1945, on the death of Carlos Ernesto de Melo Flores e Azaredo and the Judgement passed by the Civil Judge of the Judicial Division of Salcete, dated 11-06-1947, along with its English translation
11. Will dated 05-06-1953, of Maria Carolina Angela de Peidade Figueiredo recorded in the Judicial Division of Salcete in the books of the Notary Public, Anandrao Babu Kamat Redkar along with its English translation.
12. Deed of Succession and Relinquishment dated 09-09-1971 executed in the Notarial office of the Judicial Division of Salcete, Ex-Officio Notary Public of the Notarial office of the Judicial Division of Salcete and recorded in his books at page 17 overleaf onwards of Book No. 1259
13. Deed of Sale dated 15-07-1980 duly registered with the Office of the Sub Registrar of Salcete at Margao under no. 32 at pages 191 to 194, of Book IV, Volume 9 dated 16-09-1981.
14. Deed of Partition dated 17-07-1980 excuted before the Sub Registrar of Mormugao and presented for registration under serial no. 247 dated 23-07-1980

15. Deed of Succession dated 23-07-2010 executed in the Judicial Division of Salcete before the Notary Ex-Officio at Margao and recorded in his Books at pages 29v to 30 Deeds No. 1553 dated 02-07-2010
16. Order dated 21-04-2014 passed in Mutation Appeal No. LRC/MUT/APP/3/2012.
17. Judgement of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012 in Case No. ISLR/MOR/AMAL/01/2012.
18. Grant of sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/ANGL/2012/1318 dated 16-04-2012.
19. Deed of Sale dated 15-12-2010 registered with the Office of the Sub Registrar of Mormugao under no. 2327 at pages 180 to 190 of Book I, Volume 1213 dated 29-12-2010
20. Deed of Relinquishment dated 29-02-2011
21. Deed of Sale dated 21-11-2014 registered with the Office of the Sub Registrar of Mormugao at Vasco da Gama under no. MOR-BK1-01759-2014 in Book I, CD No. MORD6 dated 24-11-2014
22. Deed of Sale dated 28-11-2014 duly registered with the Office of the Sub Registrar of Mormugao under No. MOR-BK1-01798-2014 in Book I, CD No. MORD7 dated 28-11-2014.
23. Deed of Sale dated 28-11-2014 duly registered with the Office of the Sub Registrar of Mormugao under no. MOR-BK1-01805-2014 in Book I, CD No. MORD7 dated 28-11-2014
24. Memorandum of Understanding dated 07-02-2012
25. Order dated 19-10-2012 of the Collector, South Goa District, Margao bearing no. COL/SG/CONV/42/2012/10925 ganting the Conversion Sanad for conversion of 37,900 (Thirty Seven Thousand Nine Hundred) square metres of land from Agriculture to Non-Agriculture of Commercial/ Industrial housing

26. Permission for Sub Division of an area admeasuring 21,900 (Twenty One Thousand Nine Hundred) square metres, granted under the provision of Town and Country Planning Act by the Mormugao Planning and Development Authority by Order dated 22-06-2012 bearing no. MPDA/10-F31/2012-13/226

27. Village Panchayat of Chicolna, Bogmalo, Provisional NOC dated 01-09-2012 for Sub Division of the land of the property bearing Survey No. 2/1 in terms of Resolution No. 3(1) taken in the Panchayat meeting dated 28-08-2012

28. Village Panchayat of Chicolna, Bogmalo, Final NOC dated 24-05-2013 for Sub Division of the land of the property bearing Survey No. 2/1 in terms of Resolution No. 3(1) taken in the Panchayat meeting dated 28-08-2012 namely plot nos. 1 to 41 of the approved Sub Division.

29. No Objection Certificate of the Forest Department through the Deputy Conservator of Forests, South Goa Division at Margao, bearing no. 5/SGF/CONV/140/2012-13/612, for conversion of the land surveyed under Survey No. 2/1 admeasuring 37,900 (Thirty Seven Thousand Nine Hundred) square metres in confirmation that the said land is neither a Government Forest nor identified as a Private Forest since the area is barren and rocky and not forestry in nature.

30. Revision in the approved plans accorded by the Mormugao Planning & Development Authority vide Development Permission bearing Order No. MPDA/10-F-31/2015-16/575

31. Nil Encumbrance Certificate

32. General Power of Attorney dated 25-10-2010 executed before the Consulate General of India Mr. Dilip Kumar Chawla, Vice Consul (CPV) at Toronto under Ref No. 4459 dated 04-11-2010

33. Provisional NOC for Sub Division of Plots (Revised) VP/CB/Provisional NOC/2018-2019/282 dated 29-05-2018 by Office of the Village Panchayat, Chicolna, Bogmalo
34. MPDA/10/V-7/2018-19/319 dated 05-05-2018 Development Permission
35. Special Power of Attorney issued by Mrs. Flora Loretta Sequeira and Ms. Maria Delia Flores to Brian Soares
36. Deed of Reconstitution of Partnership of M & M Space Deals for inducting Mrs. Orty Soares in place of deceased parter Agnelo Francisco Jose Mendonsa who expired on 01-05-2007
37. LRC /PART/142/2015/432 Partition Order passed by SDO, Mormugao
38. Affidavit accepting the shortfall in area
39. Resolution authorising the Directors the reduction in the area of 455 square metres
40. 3/ISLR/MOR/PART/166/2015 Office of the Inspector of Survey & Land Records report for shortfall in area
41. Mutation Form I & XIV appearing name of Vishwas Warehousing And Trading Private Limited
42. Deed of Sale dated 30.07.2015
43. Deed of Rectification dated 22nd August 2018
44. Mutation Order No. 1318 dated 10.09.2015
45. Partition Order No. LRC/PART/142/2015/432 dated 13.02.2018

3. DERIVATION OF TITLE:

The present report pertains to a property bearing Survey No. 2/1-M of Chicolna Village within the Village Panchayat of Chicolna, Bogmalo, Mormugao Taluka, South Goa, Goa admeasuring 15,545 sq.mts., which was part of a larger property admeasuring 37,900 sq.mtrs.

The said property originally belonged to the Comunidade of Chicolna and was granted in emphytheusis to Mrs. Maria Matildes Verodiana de Flores de Azaredo and Mr. Luis Leopoldo Flores and which grant is certified by the Certificate dated 31.01.2006 issued by the Comunidade of Chicolna as being in their records.

The present report pertains to the grant in emphytheusis to Mr. Luis Leopoldo Flores and in terms of the promulgation of properties in Goa, the said portion came to be promulgated in Survey records of the Village of Chicolna under Survey No. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3.

Thereafter, consequent to promulgation of the said Form I & XIV in respect of the aforesaid properties there appeared names of certain individuals incorrectly recorded in the tenant's column with respect to the Survey numbers.

Consequently and as available by law proceedings were initiated in the Court of the Mamlatdar of Mormugao Taluka against the said individuals so as to delete their names which came to be allowed by Orders passed by the Court of the Mamlatdar as the said individuals were unable to prove any rights in the said properties.

As per records, it is seen that Mr. Luis Leopoldo Flores was married to Maria Amelia Leopoldina da Piedade de Azaredo e Flores and on his death the said Luis Leopoldo Flores, left behind the following as his sole heirs namely, two sons Luis Carlos Manuel de Melo Flores, married to Maria Amalia Duarte Almeida de Melo Flores and Carlos Ernesto de Melo Flores e Azaredo married to Maria Carolina Angela de Piedade Figueiredo de Melo flores.

Thereafter, an Inventory Proceedings was instituted in the year 1945 on the death of Carlos Ernesto de Melo Flores e Azaredo, by a Judgment passed in the said Inventory proceedings, by the Civil Judge of the Judicial Division of Salcete, dated 11th June 1947, the said property as per records of the said inventory proceedings, which was listed at item No. 29 came to be allotted pursuant to the biding which took place in the said Inventory Proceedings to the widow of Carlos Ernest de Melo Flores e Azaredo namely Maria Carolina Angela de Piedade Figueiredo de Melo Flores.

Thereafter, vide a Will dated 5th June 1953, recorded in the Judicial Division of Salcete, in the books of the then Notary Public, Anandrao Babu Kamat Redkar, the said Maria Carolina Angela de Pledade Figueiredo, the widow of Carlos Ernesto de Melo Flores e Azaredo, instituted her two sons Luis Leopoldo Flores and Gil Henrique Andre Flores as universal heirs of her disposable share, bequeathing to them the said respective shares in equal parts and reserving the Usufruct of the same to her two unmarried daughters Maria Francisca Conceicao Flores and Maria Delia Flores.

The said Maria Carolina Angela da Piedade Figueiredo e Flores expired on 14-08-1971, leaving behind (1) Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebastiao da Silva, (2) Maria Clara Antonia Flores and her husband Francisco Luis Gomes, (3) Maria Francisca Conceicao Flores, spinster, (4) Maria Delia Flores, spinster, (5) Luis Leopoldo Flores and his wife Elsa Imelda Fatima Mendonca e Flores, (6) Gil Henrique Andre Flores and his wife Mrs. Flora Loretta Sequeira e Flores, and (7) Maria Olinda Quiteria Flores married to Henrique de Souza Figueiredo.

Thereafter, by a Deed of Succession and Relinquishment dated 09-09-1971, executed in the Notarial Office of the Judicial Division of Salcete before

Domingos Antonio Conceicao Morias Ex-Officio Notary Public of the Notarial Office of the Judicial Division of Salcete and recorded in his books at page 17 overleaf onwards of Book No. 1259, the said Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebastiao da Silva, Maria Clara Antonia Flores and her husband Francisco Luis Gomes, Maria Francisca Conceicao Flores, spinster and Maria Delia Flores, spinster relinquished and/or ceded in favour of the other co-heirs all the gross and indivisible right to the inheritance of the late mother/mother-in-law Maria Carolina Angela da Piedade Figueiredo e Flores in terms of Article 2019 of the Portuguese Civil Code.

Thereafter, in view of the Will dated 5th June, 1953, by the said Maria Carolina Angela da Piedade Figueiredo e Flores instituting her two sons Luis Leopoldo Flores and Gil Henrique Andre Flores as heirs of her free and disposable quota and the relinquishment by (1) Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebasiao Da Silva, (2) Maria Clara Antnia Flores and her husband Francisco Luis Gomes, (3) Maria Francisca Conceicao Flores, spinster, and (4) Maria Delia Flores, spinster, under the Deed of Succession and Relinquishment dated 09-09-1971, the said Luis Leopoldo Flores, Gil Henrique Andre Flores and Maria Olinda Figueiredo e Flores became the only and universal heirs of the said Maria Carolina Angela da Piedade Figueiredo e Flores.

Thereafter, by a Deed of Sale dated 15-07-1980, duly registered with the Office of the Sub-Registrar of Salcete at Margao, under No. 32 at Pages 191 to 194, of Book IV, Volume 9, dated 16-09-1981, the said Maria Olinda Quiteria Flores and her husband Henrique de Souza Figueiredo alias Henry Manoel Joseph Salvador Souza, transferred their absolute right, title and interest to the illiquid and undivided share to the inheritance of their mother/mother in law the said

Maria Carolina Angela da Piedade Figueiredo e Flores who expired at Margao on 14-08-1971, in favour of the said Luis Leopoldo Flores and Gil Henrique Andre Flores for a consideration and on terms covenanted in the said instrument.

Thereafter, vide a Deed of Partition dated 17.07.1980 executed before the Sub-Registrar of Mormugao and registered under Serial No. 247 dated 23.07.1980, the said properties under Survey No. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, which was listed at item No.14 in Schedule I to the said instrument, came to be allotted to the said Gil Henrique Andre Flores and his wife Mrs.Flora Loretta Sequeira e Flores.

Thereafter, the said Luis Leopldo Flores expired on 30th April 2002, leaving behind his widow Elsa Imelda Fatima Florence Mendonca Flores as his moiety holder and his two daughters namely Maria Carolina Amelia de Majela Flores married to Willburn Sabas Miranda and Ana Carmela Fatima Flores married to Blaine Pelagio Miranda.

Thereafter, the said Gil Henrique Andre Flores also expired on 31-08-2009 in Ontario Canada, leaving behind Mrs.Flora Loretta Sequeira e Flores, as his widow being the moiety holder and children Mrs. Michelle Denise Flores as Daughter and her husband Mr. Neville Zuzarte, Ms. Karen June Flores as Daughter and Mr. Carlos Julio Flores as Son, as his sole and universal heirs, as recorded in the Deed of Succession dated 23.07.2010, executed in the Judicial Division of Salcete before the Notary Ex-Officio at Margao and recorded in his books at pages 29v to 30 of Deeds No. 1553 dated 02-07-2010.

Thereafter, the part of the said property which was earlier surveyed under Survey Nos. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 3/1, 3/2 and 3/3 of the Village of Chicolna, has subsequently been ordered to be amalgamated into

one survey holding under Survey No.2/1, of the Village of Chicolna, pursuant to the Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in case No. ISLR/MOR /AMAL/01/2012, after the grant of the requisite sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012.

Thereafter, by a Deed of Sale dated 15.12.2010 duly registered in the Office of the Sub-Registrar of Mormugao under No. 2327 at pages 180 to 190 of Book I, Volume 1213 dated 29.12.2010, the properties bearing Survey Nos. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8 and 2/9 were conveyed to the Purchasers therein.

Thereafter, by a Deed of Sale dated 21.11.2014 duly registered in the Office of the Sub-Registrar of Mormugao under No. MOR-BK1-01759-2014 in Book I, CD No. MORD6 dated 24.11.2014 and under No. MOR-BK1-01798-2014 in Book I, CD No. MORD7 dated 28.11.2014 and under No. MOR-BK1-01805-2014 in Book I, CD No. MORD7 dated 28.11.2014, the proportionate undivided share of the properties bearing Survey Nos. 3/1, 3/2 and 3/3 were conveyed to the Purchasers therein.

Thereafter, there was a Memorandum of Understanding dated 07.02.2012 executed for the development/ sale of the remaining portion of the Survey Nos. 3/1, 3/2 and 3/3 which remained with the Vendors thereof.

As stated herein above, all the aforesaid properties came to be amalgamated into one Survey holding bearing No. 2/1 of the Village of Chicolna.

In pursuance of Memorandum of Understanding dated 07.02.2012, the requisite, approvals, licences and/or permissions for development of the Survey No. 2/1 of the Village of Chicolna were obtained including the Conversion Sanad dated

19.10.2012 for conversion of an area admeasuring 37,900 sq.mtrs. including the portion admeasuring 15,545 sq.mtrs. which is the subject matter of the present Title Report.

Thereafter M/s Vishwas Warehousing and Trading Private Limited vide a Sale Deed dated 30.07.2015 bearing registration number MOR-BK1-01120-2015 executed in the office of the Sub Registrar of Mormugao purchased an area 16,000 sq mtrs from the Vendors there in from the total area admeasuring 37,900 sq mtrs.

Thereafter M/s Vishwas Warehousing and Trading Private Limited filed an application for partition of the area admeasuring 16,000 sq mtrs in the Court of the Dy Collector at Mormugao from the total area of 37,900 sq mtrs.

Thereafter in the said proceedings and during the enquiry it came to light that the actual area on site was 15,545 sq mtrs against an area of 16,000 sq mtrs which was stated in the Sale Deed dated30.07.2015.

Thereafter as a consequese and so as to ensure complete clarity in respect of the area purchased and to avoid any difficulties in future a Deed of Rectification dated 22.08.2018 bearing no MOR-BK1-01506-2018 executed in the office of the Sub Registrar of Mormugao so as to rectify and depict the true and correct area purchased by M/s Vishwas Warehousing and Trading Private Limited which was 15,545 sq mtrs.

4. LEGALITY OF THE TRANSACTION:

The transfer/conveyance being lawful in so far as the documents being made available, there is no impediment towards execution of further conveyance deeds of the Property in part and/or as a whole.

5. EMCUMBRANCES, IF ANY:

There is no Encumbrance on the Said Property based on the documents made available.

6. OPINION:

In consonance with the fact that the aforesaid documentation being made available and M/s Vishwas Warehousing and Trading Private Limited being the Owners/Title Holders there is no impediment towards execution of a Conveyance Deed in respect of the said property in parts and/or as a whole and/or registration of any project/ development in Goa RERA with respect to the said property bearing Survey No. 2/1-M admeasuring 15,545 sq.mtrs. of Chicolna Village of Mormugao Taluka, South Goa.

Date: 12.12.2024

Adv. Shailesh Henriques

Shailesh S. Henriques
ADVOCATE
No. 133, 1st Floor, Anand Chambers,
F.L. Gomes Road,
Vasco-da-Gama, Goa-403 802
Mob.: 9922202221