

Santosh J. Velip
Advocate
B.A., LL.B.

Cell : 9881280755
9422418892

TITLE REPORT

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

DETAILS OF THE PROPERTY UNDER SCRUTINY.

Property denominated as "AFORAMENTO TERCEIRO POSSRE BHAT" or " PALMIRA" situated at Bambolim, within the local limit of village Panchayat of Bambolim, Talaulim, Curca, Taluka Tiswadi and Sub District of Ilhas, District of North Goa, State of Goa and described in the Land Registration Office of Ilhas under no. 20623 at page No. 55 (overleaf) of Book 55 New which was earlier hearing land registration number 6006 at page 72 (overleaf) of Book B-55 (New) and enrolled in the Taluka Revenue office under Matriz no. 131, and is bounded as under:

East :- By property of Antonio Jose Fernandes;
West :- By property of Sitaram Porobo Sinari and heirs of Manuel Xavier Fernandes;
North :- By the Conferia of Santa Barbara and
South :- By the road.

The Property without any special name situated at Bambolim, within the local limit of village Panchayat of Bambolim, Talaulim, Curca, Taluka Tiswadi and Sub District of Ilhas, District of North Goa, State of Goa and described in the Land Registration Office of Ilhas under no. 836 at page No. 21 of Book B-3 New and enrolled in the Taluka Revenue office under Matriz no. 115, and is bounded as under:

East :- By property of Joao Manuel de Abreu;
West :- By property of Joao Manuel de Abreu;
North :- By property of Assis do Rosario Viegas and
South :- By the road.

The above described properties taken together admeasures 3700 sq. mtrs. and is surveyed under survey number 11/5 of Bambolim village of Tiswadi Taluka and is bounded as under:

East :- partly by the property surveyed under survey number 11/4 and partly by the land under survey number 11/6 and partly by the same village road;
West :- By property surveyed under survey number 11/1 of the said village;
North :- partly by the property surveyed under survey number 11/3 and partly by 11/4 and
South :- By the village road leading to the church of Bambolim.

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The properties described hereinabove is hereinafter referred to as "Said Property".

DETAILS OF THE PLOT UNDER SCRUTINY.

Plot of land admeasuring an area of 1700 Sq. mtrs, forming part of the said entire property described hereinabove is surveyed under survey number 11/5-A of Bambolim village of Tiswadi Taluka and is bounded as under;

East : By road;

West : By property under survey number 11/3;

North : By property under survey number 11/2, 11/4 and 11/6 and;

South : By property under survey number 11/5 and road.

This portion is hereinafter referred to as "said Plot".

DOCUMENTS SCRUTINISED:

1. Extract of certificates of Inscription and Description.
2. Matriz certificates.
3. Public Testaments (Wills)
4. Deed of Sale dated 12-07-2006.
5. Deed of Sale dated 02-06-2008
6. Deed of Sale dated 29-06-2012.
7. Partition order dated 09.05.2013.
8. Rectification Deed dated 18.04.2016.
9. Form I & XIV and survey plan of survey number 11/5-A of Bambolim village of Tiswadi Taluka.
10. Conversion Sanad bearing No. RB/CNV/TIS/AC-II/04/2020/2748 dated 27-10-2021.
11. DEVELOPMENT PERMISSIONS:-
 - a. Technical clearance order under No. TIS/9515/BAM/TCP/2020/135 dated 21-01-2020.
 - b. No Objection Certificate from Primary Health Centre, Chimbél, Tiswadi under No. PHC/Chimbél/NOC-Cont./2019-20/693 dated 04-02-2020.
 - c. Construction License under No. VB/CBT/2021-22/Const./1972 dated 02-02-2022.



H. No. 30, Bendurdem, Balli, Quepem, Goa

e-mail : santoshvelip6@gmail.com

TRACING OF THE TITLE:-

1. Extract of certificates of Inscriptions and Descriptions.

From the extract of Inscriptions and Descriptions, it transpires that the said property originally owned and possessed by Joao Manuel de Abreu and Mrs. Bernandina Do Rosario Egidio Cardoso and stood inscribed in the name of said Joao Manuel de Abreu in the land registration records.

Under two different public Wills dated 25.09.1978 and 27.09.1978 said Joao Manuel de Abreu and Mrs. Bernandina Do Rosario Egidio Cardoso bequeathed the said property to Miss Maria Do Ceu Abreu (spinster) and Mrs. Anita M. de Abreu jointly. Joao Manuel de Abreu and Mrs. Bernandina Do Rosario Egidio Cardoso died and thereupon by virtue of the said wills said Miss Maria Do Ceu Abreu and Mrs. Anita M. de Abreu became the absolute owners in possession of the said property.

2. Deed of Sale dated 12-07-2006.

From the perusal of this Deed following facts transcribed;

The aforesaid land owners Miss Maria Do Ceu Fatima de Abreu (spinster) and Mrs. Anita M. de Abreu and her husband Mr. Diogo M. Fernandes sold and transferred the Said Property to Mr. Ameet Vaz by Deed of Sale dated 12-07-2006 duly registered in the office of Sub Registrar of Ilhas at at Panaji under No. 1898 at pages 180 to 213 of Book-I, Vol.1664 dated 14.07.2006.

3. Deed of Sale dated 02-06-2008.

By Deed of Sale dated 02.06.2008 duly registered in the office of Sub Registrar of Ilhas at Panaji under No. 2001 at pages 441 to 469 of Book-I, Vol.1977 dated 01.07.2008 said Mr. Ameet Vaz and his wife Mrs. Marina Vaz sold and transferred a portion of the Said Property under survey number 11/5 admeasuring an area of 1700 sq. mtrs. to Mr. Chand Pasha.

4. Deed of Sale dated 29-06-2012.

From the perusal of this Deed of Sale following facts transcribed;



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M/s. Kayji Real Estate Pvt. Ltd. purchased said portion of the Said Property under survey number 11/5 admeasuring an area of 1700 sq. mtrs.. from Mr. Chand Pasha and his wife Mrs. Tabassum Fathima by virtue of Deed of Sale dated 29-06-2012 which was duly registered in the office of Sub-Registrar of Ilhas at Panaji under registration No. PNJ-BK1-01774-2012, CD Number PNJD16 dated 29-06-2012.

5. Partition of Portion under scrutiny.

Before execution of Sale Deed dated 29.06.2012 Vendor Mr. Chand Pasha had applied for the partition of the said portion on the basis of his Sale Deed dated 02.06.2008 being partition case No. LND/PART/130/2012 and in pursuance to said application the said portion has been partitioned and has been separately surveyed under survey number 11/5-A of Bambolim village.

6. Rectification Deed dated 18.04.2016.

From the perusal of this Deed of Rectificatiin following facts transcribed;

In view of partition of said portion after the execution of Sale Deed dated 29.06.2012, M/s. Kayji Real Estate Pvt. Ltd has rectified the Sale Deed dated 29.06.2012 and incorporated the new survey number 11/5-A in place of survey number 11/5.

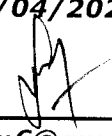
M/s. Kayji Real Estate Pvt. Ltd therefore is the absolute owner in possession of the property under survey number 11/5-A of Bambolim village of Tiswadi Taluka.

7. Form I & XIV.

Form I & XIV of survey number 11/5-A of Bambolim village of Tiswadi Taluka shows the name of M/s. Kayji Real Estate Pvt. Ltd as the sole occupant/holder and owner of the said property.

8. Conversion Sanad.

Land owners converted the said Property admeasuring 1700 Sq. metres and obtained Conversion Sanad under Ref. No. RB/CNV/TIS/AC-II/04/2020/2748 dated 27-10-2021.



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9. Developmental Permissions.

- a. Technical clearance order under No. TIS/9515/BAM/TCP/2020/135 dated 21-01-2020.
- b. No Objection Certificate from Primary Health Centre, Chimbhel, Tiswadi under No. PHC/Chimbhel/NOC-Cont./2019-20/693 dated 04-02-2020.
- c. Construction License under No. VB/CBT/2021-22/Const./1972 dated 02-02-2022.

After obtaining the aforesaid Developmental permissions M/s. Kayji Real Estate Pvt. Ltd. proposed to develop the property under survey number 11/5-A admeasuring an area of 1700 sq. mtrs, by constructing thereon residential building complex by name "KAYJI SPLENDOUR".

INSPECTION AND VERIFICATION

I have inspected and verified all the documents and the approvals produced before me. All 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 and developmental right 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, Old Station Road, Margao, Salcete, Goa, to the property under survey number 11/5-A of Bambolim village of Tiswadi Taluka, is good clear, legal and marketable.

Place: Margao, Goa.
Date: 26.04.2022



[Handwritten Signature]
26/4/2022

SANTOSH VELIP
Advocate

H. No. 30, Bendurdem, Balli, Quepem, Goa

e-mail : santoshvelip6@gmail.com