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Date : 3rd December 2018

To,
Trifern (India) Builders & Developers,
Ground floor, Rosalinda building,
Laxman Mhatre road, Borivali (West),
Mumbai - 400103.

Title verification with report

Sir,

As per your directions, I am submitting the Legal Report with respect to the property described herein below:

Description of the property:

All that plot of land surveyed under Chalta No.92 of P.T.Sheet No. 59 in the office of the City Survey, Margao admeasuring an area 606 Sq.Mtrs., together with the upcoming construction of a building over the same formed by the amalgamation of plots bearing Nos.12 and 13 forming part of the larger landed property denominated as CONDIMOLA described in the Land Registration records of Salcete under Nos. 41288 and 41289 read with Inscription No. 47010 and enrolled in the Taluka Revenue office of Salcete under Matriz No.2797 situated at Fatorda, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and the said plot of land is bounded on the East by plot No.14 of the same property, on the West by the existing tar road, on the North by plot B and on the South by the existing tar road.



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Documents verified:

1. Land Registration certificates with respect to the properties denominated as CONDIMOLA at ward Fatorda described in the Land Registration records under Nos. 41288 and 41289 at Salcete, Margao read with true copy of the English translation of the said records:

Both the above said properties described in the Land Registration records under Nos. 41288 and 41289 stands Inscribed under No.47010 in the name of Domingos Piedade Cruz, he having purchased the same from its erstwhile owners namely Camilo Dias a bachelor, Rosa Dias a spinster, Josefa Dias a widow, Esmeralda Dias and her husband Salvador Noronha, Amalia Noronha a spinster and Conceicao Noronha a bachelor.

2. Certificate issued by the Mamlatdar of Salcete at Margao dated 21st April 1993: The said letter is pertaining to the non availability of the Matriz certificate pertaining to the property under Matriz No.2797.

3. Certificate issued by the Mamlatdar of Salcete at Margao dated 20th February 2018: The said letter is pertaining to the non availability of the Matriz certificate pertaining to the property under Matriz No.2798.

4. Deed of Succession dated 29th July 1987 duly recorded before the office of the Notary Ex-Officio of Salcete at Margao recorded at folio 56 to 57 of Deeds book No.1311 dated 29th July 1987: The said succession has been carried out upon the death of late Maria Diniz E Cruz alias Maria Diniz alias Josefa Maria Diniz whereby upon her death her husband, Mr. Domingos Piedade Da Cruz succeeded her as her moiety sharer along with her seven children as her sole and universal heirs namely, Mr. Jose Roque Cruz and his wife Mrs. Anna Piedade Cruz, Mr. Francisco Monte Cruz and his wife, Mrs. Joanita Cruz, Mr. Rosario Francisco Pereira and his wife, Mrs. Felicidade Cruz E Pereira, Mr. Caetano Francisco Coelho and his wife Rosalina Cruz E Coelho, Mr. Salvador Pereira and his wife, Mrs. Ermelinda Piedade Cruz E Pereira, Mr. Vincent Vaz and his wife, Mrs. Emelia Cruz E Vaz, Mr. Valente Pereira and his wife Mrs. Santana Faustina Cruz E Pereira alias Antonetta Pereira.

5. Deed of Sale dated 31st August 1987 duly registered in the office of the Sub-Registrar of Salcete at Margao, Goa under No.525 at pages 303 to 322 of book No.I, volume No. 37 dated 20th August 1988: By execution of the said Sale Deed



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Mr. Domingos Piedade Cruz, Mr. Jose Roque Cruz and his wife Mrs. Anna Piedade Cruz, Mr. Francisco Monte Cruz and his wife, Mrs. Joanita Cruz, Mr. Rosario Francisco Pereira and his wife, Mrs. Felicidade Cruz E Pereira, Mr. Caetano Francisco Coelho and his wife Rosalina Cruz E Coelho, Mr. Salvador Pereira and his wife, Mrs. Ermelinda Piedade Cruz E Pereira, Mr. Vincent Vaz and his wife, Mrs. Emelia Cruz E Vaz, Mr. Valente Pereira and his wife Mrs. Santana Faustina Cruz E Pereira alias Antonetta Pereira in the capacity of the lawful owners of the said entire property KONDIMOL have sold and conveyed portions of the said entire property surveyed under Chalta No. 9 of P.T.Sheet No.59 and the property surveyed under Chalta No.1 of P.T.Sheet No.58 totally admeasuring 12674 Sq.Mtrs., to Messrs. Trifern India Builders and Developers, a registered partnership concern having its office at Rosalinda Building, ground floor, Laxman Matre road, Borivali West, Mumbai.

6. Sanad issued by the office of the Deputy Collector & Sub-Divisional officer, Margao bearing No.LRC / CONV / 474 / 87 dated 5th May 1988: By seeking the said Conversion order an area of land admeasuring 9900 Sq.Mtrs., surveyed under Chalta No.9 of P.T.Sheet No.59 stands converted for residential use.

7. Order issued by the South Goa Planning and Development Authority bearing No. SPDA / M/P / 173 / 2366 / 92-93 dated 19th November 1992: The same is a development permission order based upon which the plotting of the said property was carried out.

8. Sub - Division / Development permission plan of the property surveyed under Chalta No.9 of P.T.Sheet No.59 in the office of the City Survey, Margao issued by the South Goa Planning and Development Authority bearing No. SPDA / M/P / 173 / 2366 / 92-93 dated 19th November 1992: By virtue of the said permission, Trifern India Builders and Developers was issued permission to develop the entire property described herein above by making plots out of the same numbering from 1 to 21.

9. Order of the Inspector of Survey & Land Records, City Survey, Margao in case No. 35/17 : The same has been passed in favour of Trifern India Builders and Developers confirming the new survey under Chalta No.92 of P.T.Sheet No. 59 for an area admeasuring 606 Sq.Mtrs., which erstwhile formed part of the larger property surveyed under Chalta No.9 of P.T.Sheet No.59 of Margao City.



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10. Copy of the approved plan for the purpose of carrying out construction over two amalgamated plots bearing Nos.12 and 13 issued vide permission from the South Goa Planning and Development Authority bearing No. SGPDA / P / 173 / 1199 / 17-18 dated 10th November 2017

11. Construction licence issued by the Margao Municipal Council bearing No. A / 164 / 02-03 with revised approval dated 7th February 2018 bearing reference No.3 / C / 1 / 17-18 / RENEWAL / TECH / 9230: The renewal of the Construction licence for the purpose of carrying out construction of a building over the said plot has been issued by the Margao Municipal Council valid for a period of one year from the date of renewal subject to further renewal.

12. Development permission issued by the South Goa Planning & Development Authority dated 10th November 2017 bearing reference No.SGPDA/P/173/1199/1778 : The same has been sought by Trifern Builders for seeking revised technical approval of construction of the building in the said property.

13. Form D / Property card with respect to the property surveyed under Chalta No.92 of P.T.Sheet No.59 in the office of the City Survey, Margao: The same bears the name of the Trifern India Builders and Developers as the sole occupant of the said survey holding for an area of land admeasuring 606 Sq.Mtrs., with the other rights column vacant.

14. Nil Encumbrance certificate dated 8th March 2018: The same has been sought from the office of the Sub-Registrar of Salcete at Margao by Trifern India Builders and Developers over the said plot admeasuring 606 Sq.Mtrs., surveyed under Chalta No.92 of P.T.Sheet No.59 in the office of the City Survey, Margao confirming no encumbrances, charges or liens over the said plot for the period from 1st January 1988 till 7th March 2018.

15. Deed of Partnership dated 31st July 1987: The said partnership was entered into between Mr. Francis Fernandes, Mr. Yashwant Nanalal Trivedi, Mr. Vishnu Nanalal Trivedi, Mrs. Maria Conceicao D'Silva, Mrs. Priti Milan Trivedi, Kumari Bhanumati Nanalal Trivedi in the name of Trifern (India) Builders & Developers for the purpose of commencing the work of Real Estate and Construction.

16. Deed of Partnership dated 1st April 1993: By execution of the said deed, Mr. Vishnu Nanalal Trivedi retired from the partnership of the said firm, whereas the rest of the five others continued to remain as partners.



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17. Deed of Partnership dated 15th June 1998: By executing this reconstitution, two new partners were added to the firm namely Neville Fernandes and Leena Fernandes thus making a total of seven partners.

18. Deed of Partnership dated 16th June 1998: By executing a subsequent reconstitution, Mrs. Maria Conceicao D'Silva, Mrs. Priti Milan Trivedi, Kumari Bhanumati Nanalal Trivedi, Mr. Yashwant Nanalal Trivedi (as Karta of Yashwant Nanalal Trivedi Hindu Undivided Family have retired from the Partnership, thus leaving behind, Neville Fernandes, Leena Fernandes and Francis Fernandes as the sole partners of the said firm.

19. Deed of Reconstitution of the Partnership dated 17th April 2018: The said Reconstitution has been executed upon the death of Francis Mathew Fernandes, reconstituting the said firm with two partners left in the same namely Neville Francis Fernandes and Leena Francis Fernandes.

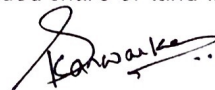
20. Trifern (India) Builders & Developers are holding PAN card issued by the Income Tax Department bearing No. AACFT3655Q.

21. Certificate issued by the Registrar of Firms, Mumbai: The said certificate bearing No. BA-23542 has been issued to Trifern (India) Builders & Developers confirming their registration of the partnership concern with the Registrar of Firms, Mumbai with all the reconstitutions which have taken place subsequent to the inception of the partnership business confirming the fact that the said firm currently comprises of only two partners namely Mr. Neville Francis Fernandes and Smt. Leena Francis Fernandes .

Conclusion :

After going through all the documents on record, I am of the considered opinion that Trifern (India) Builders & Developers, a partnership firm are the sole owners and possessors of the said plot together with the upcoming construction of a building complex over the same and the upcoming construction over the said plot shall be legal since they have sought all the permissions, approvals, licences from the concerned authorities for the purpose of carrying out such construction.

They have got a clear and marketable title to the said plot and they are entitled to sell, transfer, mortgage the premises that shall be so constructed over the said plot together with the proportionate undivided share of land in the same.



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CERTIFICATE OF TITLE

This is to state and certify that Trifern (India) Builders & Developers, a partnership firm having its office at Ground floor, Rosalinda building, Laxman Mhatre road, Borivali (West), Mumbai - 400103 have got a clear and marketable title to all that plot of land surveyed under Chalta No.92 of P.T.Sheet No. 59 in the office of the City Survey, Margao admeasuring an area 606 Sq.Mtrs., together with the upcoming construction of a building over the same formed by the amalgamation of plots bearing Nos.12 and 13 forming part of the larger landed property denominated as CONDIMOLA described in the Land Registration records of Salcete under Nos. 41288 and 41289 read with Inscription No. 47010 and enrolled in the Taluka Revenue office of Salcete under Matriz No.2797 situated at Fatorda, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and the said plot of land is bounded on the East by plot No.14 of the same property, on the West by the existing tar road, on the North by plot B and on the South by the existing tar road.

I have further verified the authority of Trifern (India) Builders & Developers, the Promoter / Developer of a residential cum commercial building over the said property and their rights to dispose off built up premises in the said building together with the proportionate undivided share in the land described herein above.

I state further that I have inspected the documents of title pertaining to the said property and my title report dated 1st December 2018 issued to Trifern (India) Builders & Developers certifies the same.

Signed at Margao - Goa

Dated: 3rd December 2018



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