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TITLE REPORT

To,

M/S Madhavi Investment and Trading Pvt. Ltd.,
Vasco-da-Gama - Goa

Sir,

With reference with your request for the scrutiny report, I am giving hereunder the detailed report as follows:

1. DETAILS OF THE DOCUMENTS SCRUTINISED:

Deed of Gift dated 27.12.1959 drawn on Book of Notes No. 109, folio 1 to 5 overleaf of the Special Civil Court Mormugao, (Julgado Municipal Especial de Mormugao)

Gift Deed dated 01.10.1984 registered before the Sub Registrar of Mormugao under No. 3 at pages 249 to 253 Volume 67 dated 03.01.1986.

Form 'D' dated 31.05.2022 (online) and 16.07.2015 of the SAID PROPERTY surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City

Survey Plan dated 10.05.2018 of the SAID PROPERTY surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City

Deed of Succession dated 18.09.1998, duly registered before the Notary Public of Mormugao

Agreement for Sale-cum-Development dated 11th April'2022 registered before the Sub Registrar of Mormugao under Book - 1 Document No. MOR-1-597-2022 dated 12th April'2022

Power of Attorney dated 12th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-28-2022 dated 12th April'2022.



Agreement for Sale-cum-Development dated 11th April'2022 registered before the Sub Registrar of Mormugao under Book – 1 Document No. MOR-1-596-2022 dated 12th April'2022

Power of Attorney dated 12th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-27-2022 dated 12th April'2022

Power of Attorney dated 13th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-29-2022 dated 13th April'2022.

Conversion Sanad by Office of the Collector, South Goa District No. COL/MOR/SG/CONV48/2018/2624 dt. 26.02.2019.

Development Permission by Mormugao Planning And Development Authority No. MPDA/1-S-381/2021-22/1548 dt. 27.12.2021.

Water Availability Certificate – Public Works Department – No. PWD-IX/2455/274/21-22 dated 10th March'2022.

Electricity Department – AE/SDE-III/MOR/Tech-4/1744/2021-22 dt. 02.03.2022.

Health NOC – Directorate of Health Services – UHCV/NOC/21-22/1285 dt. 25.02.2022.

Sewage NOC – AEII/WDXXI/F.43/825/21-22 dt. 28.02.2022.

Temporary Water Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1853 dt. 25.03.2022.

Temporary Sewage Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1852 dt. 25.03.2022.

Temporary Electricity Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1854 dt. 25.03.2022.

Demolition of existing Structure - Mormugao Municipal Council – Receipt No. 31339 dt. 25.03.2022.

Construction Licence Mormugao Municipal Council – CONSTLIC/MORMUGAO/2021-2022/1 DT. 23.03.2022.



Provisional NOC – Directorate of Fire & Emergency Services - DFES/FP/HB/VSC/21-22/458 dt. 03.03.2022.

Final NOC – Directorate of Fire & Emergency Services - DFES/FP/HB/VSC/21-22/487 dt. 31.03.2022.

Nil Certificate of Encumbrance on Property under Certificate No. 932 of 2016 dated 30.09.2016 covering from 01.11.1968 to 28.09.2016

2. Details/Description of Property/Properties

ALL THAT property known as Talhao (Plot No. 958, situated at Baina within the municipal limits of of Mormugao Municipal Council, Taluka of Mormugao, South Goa, Goa described under No. 36314 in the Land Registration Office of Salcete at Margao and enrolled in nthe Taluka Revenue Office under matriz No. 2433 surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City totally admeasuring an area of 1111.00 (One Thousand One Hundred Eleven) square metres which property is hereinafter referred to as the "SAID PROPERTY"



3. BRIEF HISTORY OF THE PROPERTY

WHEREAS the SAID PROPERTY originally owned by Shri. Jaganata Balcrisna Xetic who alongwith his wife Smt. Janquibai Jeganata Xetie vide Deed of Gift dated 27.12.1959 drawn on Book of Notes No. 109, folio 1 to 5 overleaf of the Special Civil Court Mormugao, (Julgado Municipal Especial de Mormugao) gifted inter alia the SAID PROPERTY unto their son, Mr. Atmarama Jeganata Xetic.

AND WHEREAS vide Gift Deed dated 01.10.1984, said Shri. Atmarama Jeganata Shetye and his wife Ushadevi Atmarama Shetye gifted their one-third share in the SAID PROPERTY unto Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti.

AND WHEREAS vide Deed of Succession dated 18.09.1998, duly registered before the Notary Public of Mormugao, upon the death of Shri. Atmaram Jaganath Shetye, which occurred on 19.2.1987 and his wife Smt. Ushadevi on 07.02.1995, they left behind their two son namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye and Mr. Dilip Atmaram Shetye married to Mrs. Surekha Dilip Shetye as the sole and universal heirs.

AND WHEREAS in view of the above the aforesaid parties namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye and Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye became the joint owner of the SAID PROPERTY entitled by virtue of the aforesaid documents being one-third share each that is to an extent of 370.33 square metres each in the SAID PROPERTY and accordingly the Form 'D' of the SAID PROPERTY under the column of 'Origin of the title of the SAID PROPERTY is seen recorded in the above three names alongwith their respective spouse.

AND WHEREAS by virtue of mutual agreement between the aforesaid children namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye, it was mutually agreed that Mr. Dattaraj Atmaram Shetye with his spouse Mrs. Nutan D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 463.67 square metres and Mr. Dilip Atmaram Shetye with his spouse Mrs. Surekha D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 277.00 square metres and balance one-third undivided right, title, interest, claim in the SAID PROPERTY to an extent of 370.33 square metres is owned by said Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye.

AND WHEREAS the aforesaid OWNERS have entered into an Agreement/s two separate agreements and duly empowered and clothed the Developer, MADHAVI INVESTMENT AND TRADING PVT. LTD., having their registered office at Roshan Mahal, 1st floor, Swatantra Path, Vasco-da-Gama – Goa, and having PAN Card No. [REDACTED] to undertake development, construction and sell of constructed units constructed in the SAID PROPERTY as per the terms of the documents appearing therein namely:

- a. Agreement for Sale-cum-Development dated 11th April'2022 registered before the Sub Registrar of Mormugao under Book – 1 Document No. MOR-1-597-2022 dated 12th April'2022 by the aforesaid owners, Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye with the said DEVELOPER under the terms and conditions appearing therein
- b. The said owners, Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye also clothed the said DEVELOPER through their Director/s vide Power of Attorney dated 12th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-28-2022 dated 12th April'2022.

- c. Agreement for Sale-cum-Development dated 11th April'2022 registered before the Sub Registrar of Mormugao under Book – 1 Document No. MOR-1-596-2022 dated 12th April'2022 by the aforesaid owners, Mr. Dilip Atmaram Shetye with his spouse Mrs. Surekha D. Shetye with the DEVELOPER under the terms and conditions appearing therein
- d. The said owners, Mr. Dilip Atmaram Shetye with his spouse Mrs. Surekha D. Shetye also clothed the said DEVELOPER vide Power of Attorney dated 12th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-27-2022 dated 12th April'2022.
- e. The owners, Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye clothed and empowered their son and daughter-in-law namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, who are the Directors of the DEVELOPER company vide Power of Attorney dated 13th April'2022 executed before the Sub Registrar of Mormugao under Book POA No. MOR-POA Register-29-2022 dated 13th April'2022.



AND WHEREAS by virtue of the aforesaid agreement and Power of Attorney, the DEVELOPER the DEVELOPER also obtained the following permission, licences and NOC's for undertaking required development and / or construction in the SAID PROPERTY as under:

- a. Conversion Sanad by Office of the Collector, South Goa District No. COL/MOR/SG/CONV48/2018/2624 dt. 26.02.2019.
- b. Development Permission by Mormugao Planning And Development Authority No. MPDA/1-S-381/2021-22/1548 dt. 27.12.2021.
- c. Water Availability Certificate – Public Works Department – No. PWD-IX/2455/274/21-22 dt. 10th March'2022.
- d. Electricity Department – AE/SDE-III/MOR/Tech-4/1744/2021-22 dt. 02.03.2022.
- e. Health NOC – Directorate of Health Services – UHCV/NOC/21-22/1285 dt. 25.02.2022.
- f. Sewage NOC – AEII/WDXXI/F.43/825/21-22 dt. 28.02.2022.
- g. Temporary Water Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1853 dt. 25.03.2022.
- h. Temporary Sewage Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1852 dt. 25.03.2022.
- i. Temporary Electricity Connection – Mormugao Municipal Council – MMC/Tech/NOC/A.P./2021-2022/1854 dt. 25.03.2022.
- j. Demolition of existing Structure - Mormugao Municipal Council – Receipt No. 31339 dt. 25.03.2022.
- k. Construction Licence Mormugao Municipal Council – CONSTLIC/MORMUGAO/2021-2022/1 DT. 23.03.2022.

- l. Provisional NOC – Directorate of Fire & Emergency Services - DFES/FP/HB/VSC/21-22/458 dt. 03.03.2022.
- m. Final NOC – Directorate of Fire & Emergency Services - DFES/FP/HB/VSC/21-22/487 dt. 31.03.2022.

Based on the above, I could infer that the title to the SAID PLOT is clear and marketable.

Place: Vasco da Gama.

Date: 31.05.2022

Signature of the Advocate

