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LEGAL SCRUTINY REPORT

1. Description of SAID PROPERTY

SCHEDULE I

(Description of the SAID PROPERTY)

The Property known as "Bafortem" or "Baportem" alias "Korrem" described in the land registration office under no. 2744 and admeasuring 16,575 sq mts and bearing Survey no. 234/1 of Village Socorro Taluka Bardez and situated at Socorro, Bardez. The said property bearing Survey no. 234 Sub Division 1 of Village Socorro Taluka Bardez as distinct property is presently bounded as under:-

On the North: By the Property bearing Survey no. 233 and 235/7;

On the South: By Public Road;

On the West: By Property bearing Survey no 234 Sub Division 2 and

On the East: By Public Road.

Hereinafter referred to as the, "**SAID PROPERTY.**"

2. Compilation of Documents Received

I. Title documents:

1) Form 1&14

2) Survey plan

3) Form III

4) Manual form 1&14

5) Form IX

6) Registro de Agreemensor with Translation

7) Description of the property with translation

8) Extract of inventory proceedings with Translation

9) Orphonological Inventory proceedings by Amelia Rosalia pinto with description of assets filed in the court of civil judge 29/9/1930 with translations

10) Public will dated 14/11/1967

11) Sale deed dated 06/12/2006

12) Sale deed dated 28/04/2016

13) Mutation registers evidencing mutations of names in occupants column from erstwhile owners to Current Owners.

14) Zoning certificate

15) Nil encumbrance certificate most recent

16) Private Forest NOC dated 12/04/2021

17) Sanad dated 20/10/2021

18) Sanad dated 24/12/2021

19) Technical clearance Order dated 25/02/2025

20) Health NOC dated 05/03/2025

21) Construction license dated 28/03/2025

22) Forest NOC dated 12/04/2021 and Permission to fell the trees dated 01/04/2025

23) Development Agreement between current owners and Quad Realty Ventures LLP

3. Owners Names

MR. ANUJ KUMAR SINGHAL, MR. AJAY JINDAL, MR AJAY KUMAR, and MR. NEERAJ KUMAR AGGARWAL having entered into a Development Agreement dated 01/03/2025 with **QUAD REALTY VENTURES LLP**, A Limited Liability Partnership, registered under The LLP Act, 2008, having PAN Card No. AABFQ1566C and its Registered Office at 8028th Floor Tower An Emaar Digital Greens Sec-61 Gurgaon Haryana - 122011 India, LLPIN: ACC-9084 having following Partners 1. MR. ADITYA KAKAR 2. MR. PRABHKIRAT

SINGH CHAWLA, 3. MR. SAGAR MALIK 4. MR. MAHESH KUMAR YADAV.

4. **Title Scrutiny and flow.**

(a) Vide Inventory Proceedings in the Court of Civil Judge Senior Division Bardez on demise of Mr. Francisco Xavier Lobo, Son the said Mr. Innocente Philip Lobo, was inter alia, allotted a share in the said Property "Bafortem" or "Baportem" bearing Land Registration number 2744 and situated at Socorro-Bardez.

(b) Vide Public Will dated 14-11-1967 of Mr. Innocente Philip Lobo, duly executed by Shri Filipe de Bom Jesus Caetano Feliciano dos Inocente Lobo alias Innocente Philip Lobo shows that through the said Will the said Innocente Philip Lobo bequeathed, in favor of his son, Mr. Francisco Frederico Lobo, his right of Share over the property known as "Bafortem" or "Baportem", described in the Land-Registration Office under no.2744 and situated at Socorro Bardez. The right to the said Property was allotted to him in the Inventory Proceedings followed upon the death of his father Francisco Xavier Lobo from Socorro. In the said Will,

he has also bequeathed other properties to his other Children, as set out in the said Will.

(c) Vide Public will date 14-11-1967 of Maria Eufemia de Souza e Lobo, duly executed by Smt. Maria Josefina Eufemia Idalina de Souza alias Maria Eufemia de Souza e Lobo, the wife of the said Innocente Filipe Lobo, bequeathed in favor of her son Francisco Frederico Lobo, her right in the said Property "Bafortem" or "Baportem" described in the Land Registration Office under no.2744 and situated at Socorro Bardez. The right in the said Property "Bafortem" or "Baportem" was allotted to the said Maria Eufemia de Souza e Lobo as the wife of her husband, the said Filipe Bom Jesus Caetano Feliciano dos Inocenties e Lobo in the Inventory Proceedings held upon death of her father-in-law Francisco Xavier Lobo from Socorro. In the said Will, she has bequeathed other properties to her other Children, as set out, in the said Will.

(d) The Death Certificates dated 26-4-1970 and dated 19-6-2006 show that the said Mr. Innocente Filipe Lobo expired and Mary Effi Lobo expired. On expiry of both the said (i) Innocente Filipe Lobo and (ii) the said Maria Eufemia de

Souza e Lobo, the said Public Wills became effective and by virtue thereof the said Francisco Frederico Lobo became the Owner of the said Property "Bafortem" bearing Land-Registration no.2744 and situated at Socorro Bardez.

(e) Vide deed of sale dated 06/12/2006 duly registered before the Sub Registrar of Bardez bearing No. 6105 at pages 228 to 248 Book No. I, Volume No. 1907 dated 11/12/2006, said Francisco Frederico Lobo with his wife Mrs. Peggy Josefina Lobo through their Attorney Mr. Sandeep A Vajarkar under Irrevocable POA dated 22/09/2006 and also dated 03/06/2006 duly attested by Public Notary Adv D.S. Petkar, Mapusa, sold the SAID PROPERTY to Mr. Gajender Chauhan, Mrs. Seema Goel, Mr. Anuj Singhal and Mr. Neeraj Kumar.

(f) Vide deed of sale dated 28/04/2016 duly registered before the Sub Registrar of Bardez bearing No. BRZ-BK1-02420-2016 CD no: BRZD779 dated 20/05/2016, Mr. Gajender Chauhan and Mrs. Seema Goel, sold their respective shares in the SAID PROPERTY to Mr. Ajay Kumar, Mr. Ajay Jindal. Consequently, the current owners became the absolute owners of the SAID PROPERTY.

(g) The aforesaid owners viz. **MR. ANUJ KUMAR SINGHAL, MR. AJAY JINDAL, MR AJAY KUMAR, and MR. NEERAJ KUMAR AGGARWAL,** have initiated mutation proceedings before the Office of the Mamlatdar and have mutated their names in the Survey Records, and in the Form I& XIV their names appear in the Occupants column vide order of the Certifying officer dated 29/08/2016.

5. Revenue Records

On perusal of the Copy of **Form I & XIV** names of the current owners are reflected in the 'Occupants' Column. There are no names reflecting in the "Tenant" or "Other Rights" columns.

The old survey records being Forms III, IX, Manual Form I and XIV reflect the name of erstwhile owner viz. Mr. Innocente Philip Lobo. The Survey Form showed that since 10-10-1972, the entry of the said Mr. Innocente Philip Lobo had remained unchallenged for more than 30 years in respect of the said Property bearing Survey number 234 Sub-division 1 of Socorro-Bardez.

6. Possession

Based on review of the above referred documents, the lawful

Possession of the SAID PROPERTY is clearly vested to the title and ownership of **MR. ANUJ KUMAR SINGHAL, MR. AJAY JINDAL, MR AJAY KUMAR, and MR. NEERAJ KUMAR AGGARWAL**, jointly.

7. Litigation

We have conducted online searches for pending litigation on portals for trial, district and high Courts and there appears to be no pending litigation in respect of the Said owners.

8. Land Usages and incidental Approvals for the SAID PROPERTY.

a. Zoning Certificate dated 21/02/2025 issued by the Office of the Senior Town Planner, North Goa, Mapusa, Bardez, Goa bearing *ref no.* TPBZ/ZON/19192/SOC/TCP-2025/1891 confirms the SAID PROPERTY falls under Settlement Zone with permissible FAR-60.

b. Nil Encumbrance Certificate bearing certificate no. NEC/9/2025/1075 from 01.01.2010 to 24.03.2025 issued by the Sub Registrar Office of Bardez digitally signed by Ms. Firdous Saba Bepari.

c. Private forest NOC dated 12/04/2021 issued by the Office of the Deputy Conservator of Forests, North Goa Division, Ponda Goa bearing no. 5/SLEC/PVT-PJM/DCFN/TECH/21-22/31 confirms that the said NOC is in place.

d. Sanad dated 20/10/2021 issued by the Office of the Additional Collector-III North Goa District Mapusa Goa bearing no. 4/108/CNV/AC-III/2021/1373 confirms that the said Conversion Sanad is in place.

e. Sanad dated 24/12/2021 issued by Office of the Additional Collector-III North Goa District Mapusa Goa bearing no. 4/292/CNV/AC-III/2021/1723 confirms that the said Conversion Sanad is in place.

f. Technical clearance Order dated 25/02/2025 issued by the Office of the Senior Town Planner, Mapusa Bardez North Goa bearing ref no. TPB/9358/SOC/TCP-2025/1984 confirms that the said Technical Clearance is in place.

g. Health NOC dated 05/03/2025 issued by Directorate of Health Services, Primary Health Centre Porvorim, Bardez North Goa bearing no. PHCP/NOC/2024-25/2696 confirms that the Health NOC is in place.

h. Construction license dated 28/03/2025 issued by the Office of the Village Panchayat of Socorro, Bardez North Goa bearing ref no. VP/SOC/3293/2024-2025 confirms that the construction license is in place.

i. Forest NOC dated 12/04/2021 and Permission to fell the trees dated 01/04/2025 issued by the Office of the Dy. Conservator of Forests, North Goa Division, Ponda Goa BEARING NO. 01/DCFN/PJM-147(2024-25)/2025-26/44 confirm that the necessary Forest and tree cutting licenses are in place.

j. Development Agreement between current owners and Quad Realty Ventures LLP dated 01/03/2025 registered before the Sub Registrar of Bardez at Mapusa Goa bearing registration no. BRZ-1417-2025, Book 1 document, dated 12/03/2025 confirms that Quad Realty Ventures LLP has obtained development rights from the Current Owners over the SAID PROPERTY.

k. It is given to understand that the Parties have applied for RERA approval and the application is under process and adjudication.

9. Comments, Observations and Recommendations

Based on inspection of the documents made available in photocopies, the SAID PROPERTY described above at SCHEDULE I is jointly in lawful possession of **MR. ANUJ KUMAR SINGHAL, MR. AJAY JINDAL, MR AJAY KUMAR, and MR. NEERAJ KUMAR AGGARWAL.**

In view of and subject to the above observations, the SAID PROPERTY is jointly to the absolute and clear ownership and possession of **MR. ANUJ KUMAR SINGHAL, MR. AJAY JINDAL, MR AJAY KUMAR, and MR. NEERAJ KUMAR AGGARWAL, jointly.**

Further, Vide Development Agreement dated 01/03/2025, the aforementioned owners have entered into a Joint Development Agreement with Quad Realty Ventures LLP whereby the Developer has been given extensive development rights for construction of a Villa Project.

This final title report is issued without perusing the original documents and is based on original certified copies/photocopies/scanned copies of documents provided.

Date: 15/04/2025

Place: Panaji, Goa

(Adv A N Salatry)