



Date: 23/09/2024

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **Urban Alchemy**, a Partnership Firm, registered under Indian Partnership Act, 1932, having its principal place of business at Anant Enclave, S-1, Second floor, Apollo Hospital Road, Malbhat, Margao-Goa, 403601 with respect to property surveyed under Chalta No. 64 of P. T. Sheet No. 61 of Margao City admeasuring 1535.00 Sq. meters erstwhile forming part of the property known as "Aforamento- Second Lote" or "Bori Moroda", situated at Fatorda, Margao, Goa.

CERTIFICATE OF TITLE

With reference to the above referred plots, after scrutinizing the documents referred herein, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

Property surveyed under Chalta No. 64 of P. T. Sheet No. 61 of Margao City admeasuring 1535.00 Sq. meters, formed out of amalgamation of three Plots viz. Plot No. 2 (admeasuring 695.70 Sq. Meters), Plot No. 4 (admeasuring 477.75 Sq. Meters) and Plot No. 6 (admeasuring 361.77 Sq. Meters), which three plots formed part of the larger property known as "Aforamento-Second lote" or "Bori Moroda", situated at Fatorda, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete and District of South Goa, State of Goa.

This property known as "Aforamento-Second Lote" or "Bori Moroda" is hereinafter referred to as "Said Bigger Property".

The property under Chalta No. 64 of P. T. Sheet No. 61 of Margao City Survey is hereinafter referred to as "SAID PROPERTY".

B) Registration details of Said Property:

The Said Bigger Property is described as a whole under no. 28275 in the Land Registration Office of Salcete.

C) Survey Number of the property as per new Land Revenue Code:

The Said Bigger Property was surveyed under Chalta No. 36 of P. T. Sheet No. 61 of Margao City:

The Said Property is surveyed under Chalta No. 64 of P. T. Sheet No. 61 of Margao City.

D) Boundaries of the Said Bigger Property and Said Property:

Of the Said Bigger Property

EAST : by land of Comunidade of Margao;
WEST : by property 'Aforamento-First Lote" belonging to Joaquim Filipe da Piedade Soares;
NORTH : by the Aforamento of Joao Curumbim; and
SOUTH : by property 'Aforamento-First-Lote' belonging to Joaquim Filipe da Piedade Soares.

Of the Said Property as at loco

EAST : by public road;
WEST : by Plot No. 1, open space/turning space (cul-de-sac) and 6 mts. road;
NORTH : by Aforamento of Joao Curumbim; and
SOUTH : by 10 mts road.

As per Survey Records

EAST : by public road;
WEST : by property under Chalta No. 71 of P. T.

Sheet No. 71 (Plot No. 1) and Property under Chalta No. 36 of P. T. Sheet No. 61 (open space/turning space and 6 mts. road);

NORTH : by property under Chalta No. 60 of P. T. Sheet No. 45 of Margao City Survey; and
SOUTH : by Public Road.

II. Documents Perused:

Sr. No.	Description of Documents verified	Date	Nature of Document
1.	Certificate of Description No. 28275 along with Inscription Certificate No. 18598	14/02/1923	Photocopy
2.	Deed of Sale	18/04/1978	Photocopy
3.	Judgment & Order in Case No. 708/97	10/03/1999	Photocopy
4.	Agreement of Sale without Possession	23/01/2017	Photocopy
5.	Deed of Sale	07/05/2018	Photocopy
6.	Deed of Gift	10/07/2019	Photocopy
7.	Trust Deed	01/09/2010	Photocopy
8.	Deed of Modification of Trust	16/08/2011	Photocopy
9.	Agreement for Development and Sale	11/06/2024	Original
10.	Form D	23/09/2024	Online Search

III. Scrutiny of Documents:

From the scrutiny of the above referred documents following facts transpired:

The SAID PROPERTY was originally owned and possessed by Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso.

Said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso divided the SAID PROPERTY into six plots, unequal in areas, numbered 1 to 6, excluding the area reserved for roads and open space, as per the plan approved by Town Planning Committee vide letter under Ref no. DJ/1238/1917/70 dated 29/09/1970.

Flow of Title in respect of Said Property

Vide Deed of Sale dated 18/04/1978, duly registered in the Office of Sub-Registrar, Salcete under Reg. No. 552 at pages 75 to 80 of Book No. I, Volume No. 193 dated 05/08/1978, said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso alias Joaquim Correia Afonso sold three contiguous and adjacent sub-divided plots being Plots No. 2, 4 and 6 admeasuring 695.70Sq. mtrs, 477.75 Sq. mtrs and 361.77 Sq. mtrs respectively (total admeasuring 1535.22 Sq. mtrs) unto Mr. Gualberto Joao Francisco Dos Pobres Gomes.

↓

Said Mr. Gualberto Joao Francisco Dos Pobres Gomes, filed application being Case No. 708/97 before Inspector of Survey and Land Records, Margao, for confirmation and partition of the plots purchased by him vide the aforesaid Sale Deed dated 18/04/1978 and vide Judgment and Order dated 10/03/1999 passed in the said case the Plots No. 2, 4 and 6 were confirmed in the name of said Mr. Gualberto Joao Francisco Dos Pobres Gomes as also were partitioned from the Said Bigger Property and was ordered to be surveyed as one single property under Chalta No. 64 of P. T. Sheet No. 61 of Margao City Survey. In pursuance of which, the name of Mr. Gualberto Joao

Francisco Pobres Gomes came to be recorded in the Occupants Column under Form D the said survey holding.

↓

Said Mr. Gualberto Joao Francisco Dos Pobres Gomes was married under the regime of communion of assets to Mrs. Evetia Melinda Jucunda Afonso Gomes and Vide Agreement of Sale without Possession dated 23/01/2017 registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-00303-2017 recorded in the CD No. MGOD98 on 23/1/2017 read with Deed of Sale dated 07/05/2018, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-02090-2018, recorded in CD No. MGOD124 dated 08/05/2018, said Mr. Gualberto Joao Francisco Dos Pobres Gomes and his wife Mrs. Evetia Melinda Jucunda Afonso Gomes sold the SAID PROPERTY unto Commonwealth Developers Pvt. Ltd., a company registered under Indian Companies Act.

Post such purchase said Common Wealth Developers Pvt. Ltd., got their name mutated in the survey records of the Said Property.

↓

Vide Deed of Gift dated 10/07/2019 registered in the office of the Sub-Registrar, Margao under Reg. No. MGO-1-2130-2019, said Commonwealth Developers Pvt. Ltd. as the DONOR therein gifted the SAID PROPERTY unto We For Fatorda Charitable Foundation as the DONEE therein, as social responsibility and affection towards the DONEE.

↓

We For Fatorda Charitable Trust, a Charitable Trust was established for Public Charitable objects vide Trust Deed dated 1/09/2010, duly registered in the office of the Sub-Registrar of Salcete at Margao, under Registration no. MGO-BK1-00096-2011 and stored in CD No. MGOD44 dated 06/01/2011 r/w Deed of Modification of Trust dated

16/08/2011, duly registered in the office of the Sub-Registrar of Salcete at Margao, under Registration no. MGO-BK1-04436-2011 and stored in CD No. MGOD53 dated 16/08/2011, executed by and between (i) Shri. Vijay J. Sardesai , referred therein as "Settlor" and(ii) Smt. Usha Vijay Sardesai (wife of Vijay Sardesai), Mr. Vijay Sardesai (Son of Jaiwant Sardesai), Shri Vijay Mohan Bhandare (son of Mohan Bhandare), Shri. Sushant Manohar Ghodge (son of Manohar Ghodge), Shri. Ramakant P. Bale (Son of Padnaba Bale), Shri. Anand Datta Navrekar (son of Datta Navrekar), Shri. Navnik Mario Pereira (son of Armando Pereira) referred therein as "Trustees" wherein the trustees had power under clause 7 sub-clause (a) to accept any donation, contribution, grant or subscription in cash or in kind, from any person(s), body of persons or trust, with or without conditions and under sub-clause (f) to Sell, dispose of, alienate or otherwise deal with any property comprising the Trust Fund.



Vide Agreement for Development and Sale dated 11/06/2024, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-3201-2024, executed by and between (i) We For Fatorda Charitable Foundation, A Charitable Trust, referred therein as "Land Owners" represented by its Trustee Mrs. Usha Sardessai in pursuance to Resolution dated 05/06/2024 and (ii) Urban Alchemy, a Partnership firm, represented by its partners: (i) Dr. Jagannath Manmohan Prabhudessai (ii) Mr. Ankit Jagannath Prabhudessai, referred therein as "Developers", the Land Owners have permitted the Developers to have the SAID PROPERTY developed at the expense and cost of the Developers and in lieu of payment of consideration of the SAID PROPERTY the developer shall allot unto the Land Owners 40% of the constructed premises/super built up area that would be constructed in the said property including agreed parking area to be allotted and to be owned by the Land Owners and the remaining 60%

of the constructed premises/super built up area, additional premises that could be constructed using the increased FAR/FSI and or changed Zone of the SAID PROPERTY including all the parking slots thereto shall be retained by the Developer and further terms agreed therein.

Certificate:

I hereby certify that We for Fatorda Charitable Foundation, a Charitable Trust is the owner in possession of the Said Property and holds clean, clear and marketable title thereto while the Urban Alchemy holds development rights thereto.

This Title Report which is issued at the request of Urban Alchemy is solely based on the documents submitted to me which I have referred in my report and the undersigned shall not be responsible to any third person for the opinion expressed in this report.

Yours in Service,

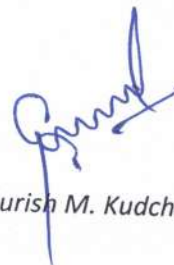


Adv. Gaurish M. Kudchadkar

Gaurish M. Kudchadkar
B.Com., LL.M.

ADVOCATE

203, Upper Ground Floor,
JMD's 'K' Square,
Near Shree Krishna Temple,
Pajifond, Margao Goa. 403601



Adv. Gaurish M. Kudchadkar