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Date: 18/08/2025

To,
METRISPACE DEVELOPERS LLP,
House No. 702, Ward no. 01,
Shirshirem, Bori, Ponda Goa.

LEGAL TITLE REPORT

Ref: Title Verification & Search Report in respect of Plot of land admeasuring an area of 966 sq. mts. bearing Survey No. 101/1-F of Village QUEULA owned by MATRICSPACE DEVELOPERS LLP.

Based on the documents submitted to me by METRICSPACE DEVELOPERS LLP, represented by its Partners Mrs. Meghana Gurudas Lanjekar and Mrs. Poorvi Mithun Pai., having its office at House No.702, Ward No.01, Shirshirem, Bori, Ponda, Goa, pertaining to the property known as "SHABI BHAT", situated at Kapileshwari, within the jurisdiction of village Panchayat of Queula, registration sub- district and Taluka of Ponda, District of South Goa, State of Goa, not described in the land registration office, however enrolled in the Taluka Revenue Office at Ponda under Matriz No. 510, and surveyed under survey No. 101/ 1-F of village Queula, along with all the licenses, statutory permissions, Sanads etc. I hereby submit my legal scrutiny report as under:

A.Particulars of the documents scrutinized:

1. Copy of Form I & XIV of Survey No. 101/1 of Queula Village.
2. Conveyance Deed dated 08/01/1996 under Reg. No 49, at pages 120 to 154, Book No.I, Vol. No.271 dated 19.01.1996.
3. Inventory proceedings bearing No. 63/2014/C. dated 11/07/2014



4. Deed of Sale dated 26.04.2024. Document serial No: - 2024-PON-855, Book: -1 document, Registration Number:- PON-1-823-2024, Dated: 24-05-2024.
5. Copy of Conversion Sanad having ref no. 6(i) AC-III//06/2022/446 dated 25/08/2022.
6. Copy of Technical Clearance Order under reference No. TPP/559/Queula/101/1-f/2023/2024/85 dated 10/01/2024.
7. Copy of Construction License bearing No: VP/Que/Pon/1554/2024 dated 30/01/2024.
8. Copy of Nil Encumbrance Certificate of Property, Certificate No. NEC/11/2024/829, Receipt no. 2024-25/11/1115.
9. NOC by Health Officer, Community Health Centre, Ponda for issue of NOC for proposed Construction of residential building (Stilt, upper ground floor, First& Second floor) and compound wall, bearing no. DHS/2024/DHS0901/00052/27 dated 12/01/2024.
10. Copy of Deed of Rectification dated 14/08/2025, registered before the Sub-Registrar of Ponda under registered No. PON-1-1254-2025 dated 08/08/2025.

B. DESCRIPTION OF PROPERTY:

All that plot of land admeasuring an area of 966 sq. mtrs. or thereabouts along with the house bearing No. 37 standing therein and admeasuring 100 sq. mtrs., forming part of the property known as " SHABI BHAT", situated at Kapileshwari, within the jurisdiction of village Panchayat of Queula, registration sub- district and Taluka of Ponda, District of South Goa, State of Goa, not described in the land registration office, however enrolled in the Taluka Revenue Office at Ponda under Matriz No. 510 and surveyed under survey No. 101/ 1-F of village Queula, and which plot of land is bounded as under:-

EAST : By 6 mtrs. wide road;

WEST : By 6 mtrs. wide road;



NORTH: By the remaining part of the land under survey No. 101/1 of village Queula; and

SOUTH : By property under survey no. 101/8, Village Queula.

C. The title history for last 29 years from this date shows the following chain of transactions:-

1. Upon the perusal of the aforementioned documents, it reveals me that the property "SHABI BHAT", described hereinabove was originally owned enjoyed and possessed by Smt. Baia Mancu Bailadeira, since deceased and upon her death the same is inherited by her legal heirs Dr. Shrikant Chintamani Kapileshwarkar, Smt. Mangalabai Shrikant Kapileshwarkar, Smt. Laxmibai Chintamani Kapileshwarkar, Shri. Dharendra Shrikant Kapileshwarkar, Smt. Simantini Dharendra Kapileshwarkar, Shri. Vivek Shrikant Kapileshwarkar and Smt. Vidya Vivek Kapileshwarkar.
2. The aforesaid legal heirs of said Smt. Baia Mancu Bailadeira have constructed on the said property some structures/houses and one of such structure constructed and standing on the southern side of the said land is registered in the office of the village Panchayat of Queula under No.37.
3. And vide Conveyance dated 8th January 1996 duly registered in the office of sub-registrar of Ponda under Reg. no. 49, at pages 120 to 154, Book No. I, Vol. no 271 dated 19.01.1996, Smt. Bhakti alias Bhagirathi Bhisaji Sawant purchased from aforesaid legal heirs of late Smt. Baia Mancu Bailadeira the said house along with plot of the said property underneath and surrounding the said house and totally admeasuring an area of 966 sq. mtrs.
4. That after the purchase of the said Plot, said Smt. Bhakti alias Bhagirathi Bhisaji Sawant partitioned her portion of 966 sq. mtrs. And now the said plot is surveyed under independent Survey No. 101/1-F, of village Queula, Ponda Taluka.



5. That said Smt. Bhakti alias Bhagirathi Bhisaji Sawant expired on 15.07.2001, upon whose demise an Inventory Proceedings bearing no. 63/2014/C was instituted before the Court of Civil Judge Junior Division at Ponda and in the said inventory proceedings the said plot was listed as Item No. 1 and was allotted to Mr. Bisso Ramchandra Saunto alias Bhisaji Ramchandra Sawant who re-married to Mrs. Lila Gurudas F. Gaunkar alias Swati Bisso Saunto alias Swati sawant alias Swati Bhisaji Sawant, Mr. Aditya Bhisaji Sawant Talauliker and Mr. Ramachandra Bhisaji Sawant Talauliker vide order dated 13.08.2014.
6. I have examined the form I&XIV of survey No. 100/1-F of Village Queula, and from the same it transpires me that the names of Mrs. Lila Gurudas F. Gaunkar alias Swati Bisso Saunto alias Swati sawant alias Swati Bhisaji Sawant, Mr. Bisso Ramchandra Saunto, Mr. Aditya Bhisaji Sawant Talauliker and Mr. Ramachandra Bhisaji Sawant Talauliker are recorded in the occupant's column of the survey No. 101/1-F of Village Queula, as owners thereof.
7. That in terms of Conversion Sanad dated 25/08/2022 under reference No. 6(i) AC-III/08/2022/446 granted by the office of Additional Collector III, Ponda Goa, the said land admeasuring an area of 966 square meters forming part of Survey No. 101/1-F of Village Quela, was converted from agricultural use to non agricultural use.
8. That the office of the Dy. Town Planner, Town & Country Planning Department, Ponda Goa, has issued Technical Clearance Order dated 10/01/2024, under reference No. 559/Queula/101/1-F/2023/2024/85, for carrying out the construction of residential building and compound wall as per approved plans, in the said land under survey No. 101/1-F, to said Shri Bisso Ramchandra Saunto alias Bhisaji Ramchandra Sawant and others.



9. That the Village Panchayat of Queula issued Construction Licence under Licence No. VP/Que/Pon/1554/2024 dated 30/01/2024 for the construction of Residential building & Compound wall.
10. That the METRICSPACE DEVELOPERS LLP herein is a Developer and has offered to said land owners Mrs. Lila Gurudas F. Gaunkar, Mr. Bisso Ramchandra Saunto, Mr. Aditya Bhisaji Sawant Takauliker, Mrs. Gandhali Aditya Sawant Talauliker, Mr. Ramchandra Bhisaji Sawant Talauliker and Mrs. Siddhi Ramchandra Sawant Talauliker to purchase the said plot with the intention of constructing a building complex comprising of residential premises.
11. That in pursuance to the said agreement, a Deed of Sale dated 26/04/2024 was duly executed before the office of Sub-Registrar of Ponda and registered under No. PON-1-823-2024 dated 24/05/2024 in favour of said METRICSPACE DEVELOPERS LLP.
12. That in lieu of the consideration of Rs. 41, 55,600/- (Rupees Forty One Lakh Fifty Five Thousand Six Hundred Only) for the said plot said METRICSPACE DEVELOPERS LLP shall construct and allot to the land owners Mrs. Lila Gurudas F. Gaunkar, Mr. Bisso Ramchandra Saunto, Mr. Aditya Bhisaji Sawant Takauliker, Mrs. Gandhali Aditya Sawant Talauliker, Mr. Ramchandra Bhisaji Sawant Talauliker and Mrs. Siddhi Ramchandra Sawant Talauliker total 3 flats being Flat No. UG-05 situated on upper ground floor and Flat No. FF-05 situated on First Floor admeasuring a carpet area of 65.12 sq. mts. each and Flat no. SF-04 situated on second floor admeasuring carpet area of 42.91 sq. mts. along with 3 nos. of parking space bearing Nos. P-14, P-15 and P-16.
13. The said Developer METRICSPACE DEVELOPERS LLP, having acquired absolute and exclusive ownership of the said plot of land admeasuring 966 square meters by virtue of the said Deed of Sale dated 26/04/2024, carried out mutation of the said plot and



its name is recorded in Form I & XIV of record of rights of Village Queula.

14. The Nil Certificate of Encumbrance on Property under No. NEC/11/2024/829, issued by the Office of Sub-Registrar of Ponda indicates that the said plot admeasuring 966 square meters is free from any encumbrances.
15. That in the Principal Deed of Sale dated 26/04/2024, registered under No. PON-1-823-2024, the name of the said Developer was inadvertently recorded as METRICSPACE LLP, instead of METRICSPACE DEVELOPERS LLP, and the same mistake was duly corrected and rectified in terms of Deed of Rectification dated 14/07/2025, registered before the Sub-Registrar of Ponda, under registered No. PON-1-1254-2025 dated 08/08/2025.
16. The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of registrar of documents, Revenue Department etc.
17. I have also taken the search of records of Sub- Registrar's Office of Ponda upto date and as a result of such searches , I am satisfied that the title to the said property is free from all type of encumbrances.

D. CERTIFICATE:-

On the basis of the searches made by me and the documents placed before me, I certify that the title of said METRICSPACE DEVELOPERS LLP, to the said Plot admeasuring an area of 966 square meters bearing survey No. 101/1-F of Village Queula, along with rights and privileges of all permissions, licences, approvals, Sanad etc obtained by original land owners, is clean, clear and marketable and they have lawfully undertaken the construction of residential cum commercial building in the part of the said property by due process of law with necessary approvals and permissions from the relevant authorities for undertaking construction of the building project.

I further certify that said METRICSPACE DEVELOPERS LLP is having valid, clear and marketable title to all the premises in the proposed

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building except three flats, being Flat No. UG-05 situated on upper ground floor and Flat No. FF-05 situated on First Floor admeasuring a carpet area of 65.12 sq. mts. each and Flat no. SF-04 situated on second floor admeasuring carpet area of 42.91 sq. mts. along with 3 nos. of parking space bearing Nos. P-14, P-15 and P-16, reserved for the original land owners.

Place:- Ponda-Goa.

Date: - 18/08/2025


Smita B. Dessai

Advocate

