

PREMANAND D. VELIP
LLB (HONS)
Advocate

Address:- C/o Adv. Gaurish Kudchadkar
Kamat Commercial, 2nd Floor,
Opp. Hari Mandir, Pajifond,
Margao – Goa.
Mob.:- 9823968386
Email.:- velippremanand@gmail.com

Date: 16/01/2019

This Certificate of Title and Search is given at the request of M/s Kayji Real Estate Pvt. Ltd., having office at Anand Bhavan, Station Road, Margao –Goa, in respect of the property surveyed under Survey No. 62/13 of village Dabolim of Mormugao Taluka, State of Goa.

CERTIFICATE OF TITLE

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

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is the landed property admeasuring 23,000.00 Sq. meters surveyed under Survey No. 62/13 of village Dabolim of Mormugao Taluka, State of Goa (for brevity sake referred to as 'Said Property').

B) Location:

The Said Property is situated in village Dabclim within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa.

C) Registration details of Said Property:

The Said property is described in the Land Registration Office of Salcete Division under No. 43988 of new series at fls No. 117v of the Book B No. 114 and Inscribed under No. 47302 at fls No. 187 of Book G No. 55.

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

The Said Property is surveyed under Survey No. 62/13 of Village Dabolim of Mormugao Taluka.

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E) Boundaries of the Said Property:

As per Land Registration Document:

- On the East** :- By the Property of the Same Name reserved for road from Dabolim to Cansaulim;
- On the West** :- By the property of Joaquim Eleuterio Gomes and that of the Comunidad of Sancoale; and
- On the North** :- By the property of Saluzinho Siqueira and that of Roque Fernandes
- On the South** :- By the property of the same name which is being purchased by shri Ramdas Sarvotham Mallya;

As per the survey records

- On the East** : by the property under Survey No. 59/1;
- On the West** : by the property under Survey No. 63;
- On the North** : by the property under Survey No. 56 and 59/1
- On the South** : by the property under Survey No. 62/10, 62/9, 62/1 and 62/14

F) Area of the Property under scrutiny:

The Said Property under scrutiny admeasures 23,000.00 sq. mts.

II. Documents Perused:

Sr. No.	Description of Documents	Date of Document	Whether Original or Xerox
1.	Deed of Discharge of price executed between Antonio Pedro Paulo Joao Eufemio De Saldanha alias Antonio De Saldanha and his	04.09.1957	Certified extracts along with

[Signature]

	wife Dona Maria Brigida Leticia Pereira e Saldanha alias Brigida Saldanha and Shri Gangadhar Narsingdas Agrawal alias G. N. Agrawal		translation
2.	Deed of Sale, executed between Antonio Pedro Paulo Joao Eufemio de Saldanha Alias Antonio De Saldanha and his wife Dona Maria Brigida Leticia Pereira e Saldanha alias Brigida Saldanha and Shri Gangadhar Narsingdas Agrawal alias G. N. Agrawal.	17.09.1959	Certified extracts along with translation
3.	Certificate of Description and Inscription	08.06.1989	Certified Extracts alongwith translation
7.	Form No. I & XIV of Survey No. 62/13 of Village Dabolim.	16.01.2018	online records of DSLR-Goa
8	Conversion Sanad	06.01.2012	Original
9	Agreement of Development of Land	03.04.2018	Original
10	Development Permission issued by Marmugao Planning & Development Authority	15.10.2018	Original
11	Provisional NOC issued by Village Panchayat Chicalim:	29.11.2018	Original

III. Scrutiny of Documents-Search and Investigation:

I. Deed of Discharge of price dated 04.09.1957

From the perusal of this deed, following facts transpired:

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- a) This Deed of Discharge of Price dated 04.09.1957 is found recorded in the books of notes number 1008 at folios 27 overleaf onwards executed before the notary of Judicial Division of Salcete with office at Municipal Square of the city of Margao.
- b) This deed was executed by and between Antonio Pedro Paulo Joao Eufemio De Saldanha alias Antonio De Saldanha and his wife Dona Maria Brigida Leticia Pereira e Saldanha alias Brigida Saldanha as "First Parties" and Shri Gangadhar N. Agrawal and Shri Ramdas S. Mallya as the "Second Parties".
- c) By this deed, the First Party agreed to sell to the second parties the property admeasuring 30000 sq. mts. registered under Land Registration No. 40965 out of which an area admeasuring 23,000 sq. mts. to be sold to Shri Gangadhar N. Agrawal and remaining area of 7000 sq. mts. to be sold to Shri Ramdas S. Mallya for the consideration agreed therein which was accordingly paid and the First Parties had given complete discharge of the same.

II. Deed of Sale dated 17.09.1959

From the perusal of this deed, following facts transpired:

- a) This Deed of Sale dated 17.09.1959 is found recorded in the books of notes number 1074 at folios 1 overleaf onwards, executed before the notary of Judicial Division of Salcete with office at Municipal Square of the city of Margao.
- b) This deed was executed by and between Antonio Pedro Paulo Joao Eufemio De Saldanha alias Antonio De Saldanha and his wife Dona Maria Brigida Leticia Pereira e Saldanha alias Brigida Saldanha as "First Parties" and Shri Gangadhar N. Agrawal and Shri Ramdas S. Mallya as the "Second Parties".

Handwritten signature

- c) By this deed, the First Party sold unto the Member No.1 of the Second Party Shri Gangadhar N. Agrawal, the Said property under scrutiny admeasuring 23000 sq. mts. and remaining area of 7000 sq. mts. which was agreed to be sold to Shri Ramdas S. Mallya vide aforesaid Deed of Discharge of price was accordingly sold to said Shri Ramdas S. Mallya.

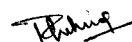
III. Extract of Description No. 43988 at fls. 117v of the book B, No. 114 new and inscription of transmission under No.47302 at fls. 187 of the book G no. 55:

From the perusal of this extracts of Description and Inscription, following facts transpired:

- a) The said property under scrutiny is described in the Land Registration Office of judicial division of Salcete under no. 43988 and found inscribed under no. 47302 in the name of Shri. Gangadhar N. Agrawal.
- b) The perusal of the aforesaid description and Inscription of transmission shows that the property under scrutiny is 23/83 part of the property described under number 40965 of the new series. The transmission of the property under scrutiny under description no. 43988 was effected pursuant to the purchase of the same by Shri Gangadhar N. Agrawal. It also shows the boundaries and extent of the Said Property.

IV. Order dated 10.08.1985 passed in DC No. 90/Dabolim:

Perusal of this order shows that this disputed case was pursuant to the objection filed by Shri Gangadhar Agrawal in respect survey of Survey No. 62 of village Dabolim and Application filed by him for allotting separate sub division for the property under scrutiny. The said Application of Mr. Gangadhar Agrawal was allowed by this order and the Said property under scrutiny was ordered to be recorded under separate sub division No. 13 of Survey No. 62 of Village Dabolim and thus it can be said that the Said



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Property under scrutiny under Land Registration No. 43988 correspond to the Survey No. 62/13 of Village Dabolim.

V. Form I and XIV of Survey No. 62/13

The perusal of form I and XIV of Survey No. 62/13 of Village Dabolim of Marmugao Taluka, shows that the name of Shri Gangadhar N. Agrawal figures in the Occupant column of said survey holdings.

VI. Conversion Sanad issued by the collector, South Goa:

The Collector South Goa vide its Sanad dated 06.01.2012 under reference No. COL/SG/CONV/52/2011/7344, granted permission for the use of the Said Property to residential purpose.

VII. Agreement of Development of Land dated .3.04.2018:

Form the perusal of this agreement, following facts transpired:

- a) This agreement of Development of Land dated 03.04.2018 is duly executed before notary Shri. Rajendra G. Raut Dessai under his registration No. 32333/2018.
- b) This agreement is executed by and between (i) Gangadhar N. Agrawal as the "Owner" and (ii) M/s Kayji Real Estate Pvt. Ltd. as the "Developer".
- c) By this agreement, the said Gangadhar N. Agrawal authorized M/s Kayji Real Estate Pvt. Ltd. to develop in to sub plots, the Said Property under scrutiny and sell such developed plots to the Prospective Purchasers of its choice.

VIII. Development Permission dated 15.10.2018 issued by Marmugao Planning & Development Authority and Provisional NOC dated 29.11.2018 issued by Village Panchayat Chicalim:

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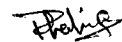
Form the perusal of these permissions/NOC's, it transpires that by virtue of the aforesaid Permissions/NOC the said M/s Kayji Real estate has been duly authorized to develop the Said Property in to sub plots as per the approved plan and on the terms and conditions mentioned thereto.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that Shri Gangadhar Narsingdas Agrawal is the absolute owner of the Said Property under scrutiny and by virtue of the development agreement and licences/NOC referred above, M/s. Kayji Real Estate Private Limited has the absolute right to develop the Said Property into sub plots and to sell such developed plots to Prospective Purchasers.

This Title Report which is issued at the request of M/s Kayji Real Estate Pvt. Ltd., Having office at Anand Bhavan, Station Road, Margao-Goa, is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability for the opinion expressed in this report.

Yours in Service,



Adv. Premanand D. Velip