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TITLE REPORT

This Title Report pertains to the portions of landed property known as "Goradera" also known as "Navelim o Grande" or "Goradera Navelim o Grande" presently surveyed under Survey Nos.65/5, 65/5-A and 65/5-B of the village of Navelim, Taluka of Salcete.

1. Detailed description of the property

"Goradera" also known as "Navelim o Grande" or "Goradera Navelim o Grande".

The landed property denominated "GORADERA" also known as "NAVELIM O GRANDE" or "GORADERA NAVELIM O GRANDE" situated at Navelim within the limits of the Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, originally registered in the Land Registration Office of Salcete under no.539 at folio 71 of Book B No.2 (new series) and as per the land registration record it is bounded on the east by the properties denominated "Navelim o Grande" of Joao Santana Paixao da Cunha and Antonio Felix de Jesus Colaco; on

the west by public road; on the north by properties by name "Navelim Grande" of the heirs of Esso Sinai Quenciro and Joao Minguel do Rosario Gomes and on the south by water drain. Threafter the said property was enrolled in the Land Revenue Office under Matriz No.1375 and as per the Matriz records the said property is bounded on the east by properties of Caetano Vicente Colaco and the heirs of Salvador Jose Faleiro; on the west by public road; on the north by property of Anastasio Saude Furtado and on the south by the property of the heirs of Francisco Luis Santana Mergulhao.

This property is bifurcated by Mandopa- Navelim road passing through north-east direction and it was originally surveyed as two holdings under Survey No.23/20 admeasuring 75.00 square meters and the other surveyed under Survey No.65/5 admeasuring 10,325.00 square meters of the village of Navelim, Taluka of Salcete.

The holding originally surveyed under Survey No.65/5 of the village of Navelim, Taluka of Salcete having an area of 10,325.00 square meters is actually bounded on the east by survey no.65/6 and 65/7 and partly by Mandopa-Navelim road; on the west by public road

(N.H.66); on the north by survey nos.65/1, 65/2 and 65/3 and partly by Mandopa-Navelim road and on the south by survey no.66 of the village of Navelim, Taluka of Salcete. The said holding originally surveyed under Survey No.65/5 is partitioned and it is presently stands surveyed under Survey nos. 65/5 admeasuring 3,633.00 square meters, 65/5-A admeasuring 3,124.00 square meters, 65/5-A-1 admeasuring 300.00 square meters, 65/5-B admeasuring 2,923.00 square meters and 65/5-C admeasuring 345.00 square meters.

2. Derivation of title:

The said property denominated "GORADERA" also known as "NAVELIM O GRANDE" or "GORADERA NAVELIM O GRANDE" stood inscribed in the Inscription of Transmission under No.70843 of Book G in favour of Jeromino Marciano Alvares, who along with his wife Maria Bernadina Cécilia Piedade Pinto Alvares was owner of the said property. Upon the death of said Maria Bernadina Cecilia Piedade Pinto Alvares who expired on 11th May,1918 Orphonological Inventory Proceedings No.1332/1918 were instituted in the Court of Senior Civil Judge, Margao, in which Inventory Proceedings, the said property was listed and described as Item No.2 and inter alia half of the said property was

allotted to her daughter and only heir Palmira Filomena Angelica da Piedade Alvares. Upon the death of said Jeromino Marciano Alvares who expired on 28th September, 1923 there was addendum to this Inventory Proceedings in which the assets of Jeromino Marciano Alvares including his half of the said property was allotted to his daughter and only heir Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares. .

Upon marriage of said Palmira Filomena Angelica da Piedade Alvares alias Palmira Alvares Pinto with Shri. Francisco Bernadino Vicente da Piedade Pinto alias Bernadino Pinto alias Bernado Pinto, under the regime of the law of the country, which is that of the communion of assets, they yje said Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares Pinto and her husband said Francisco Bernadino Vicente da Piedade Pinto alias Bernado Pinto became the co-owners of the said property.

Said Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares Pinto, died on 25th of June, 1982, without any Will or disposition of her last wish but leaving behind her husband said Francisco Bernadino Vicente da Piedade Pinto alias Bernadino Pinto alias Bernado Pinto as moiety and as her heirs her children

namely:(1) Frederico Luciano da Piedade Alvares Pinto alias Frederick Lucian Alvares also known as Frederick Alvares Pinto, (2) Smt. Maureen Fernandes married to Cyril Fernandes and (3) Oscar Francisco da Piedade Alvares Pinto alias Oscar Francisco Pinto.

Said Mrs. Maureen Fernandes along with her husband Mr. Cyril Fernandes, relinquished and assigned the inheritance of their mother and mother in law in favour of other heirs namely Frederico Luciano da Piedade Alvares Pinto alias Frederick Lucian Alvares also known as Frederick Alvares Pinto and Oscar Francisco da Piedade Alvares Pinto alias Oscar Francisco Pinto by Deed dated, 24th February, 1986 drawn drawn by Notary Ex-Officio of Judicial Division of Salcete at Folio 99 overleaf of Book No.1304 by the Notary Ex-Officio of Judicial Division of Salcete in terms of Article 2029 of Portuguese Civil Code then in force in Goa.

Accordingly only said Francisco Bernadino Vicente da Piedade Pinto alias Bernadino Pinto alias Bernado Pinto as moiety and said Frederico Luciano da Piedade Alvares Pinto alias Frederick Luciano Alvares also known as Frederick Alvares Pinto and Oscar Francisco da Piedade

Alvares Pinto alias Oscar Francisco Pinto as legal heirs, became entitled for the inheritance left of Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares Pinto, including the said property.

By virtue of Deed of Partition and Allotments dated 9/12/1986 registered in the Office of Sub-Registrar of Salcete under Registration No.968 at pages 351 to 466 of Book no.I Volume no.12 dated 16/12/1986, said Francisco Bernadino Vicente da Piedade Pinto alias Bernadino Pinto alias Bernado Pinto as moiety and said Frederico Luciano da Piedade Alvares Pinto alias Frederick Lucian Alvares also known as Frederick Alvares Pinto and Oscar Francisco da Piedade Alvares Pinto alias Oscar Francisco Pinto as legal heirs, partitioned and allotted the inheritance of Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares Pinto among themselves and inter alia the said property which was described with boundaries as per the Matriz record, was exclusively allotted to Frederico Luciano da Piedade Alvares Pinto alias Frederick Lucian Alvares also known as Frederick Alvares Pinto who became sole and absolute owner of the said property.

By resolution passed at the Board of Directors meeting of Boutique Construction Private Limited held on 25th March, 2008 at the Registered office of the Company, it

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was resolved that the company authorizes Cajitano Mario Pereira, Director of the Company to purchase the land bearing Survey Number 65/5 admeasuring 10,325 square meters situated at Navelim – Goa. It was further resolved the he signs the conveyance for the purpose of registration in the Office of Sub-Registrar as necessary or proper for the purchase of the said property in the interest of the Company.

Accordingly by Deed of Sale dated 26/03/2008 registered in the Office of Sub-Registrar of Salcete under Registration No.1920 at pages 99 to 125 of Book no.1 Volume no.2913, dated 08/04/08 M/s. Boutique Construction Private Limited, the company registered under the Indian Companies Act, having its registered office at "Dream Center" 2nd Floor, Navelim Junction, Navelim, Salcete, Goa represented by its Director Shri. Cajitano Mario Pereira, purchased the said property which was described with boundaries as per the Matriz record, then Surveyed under Survey No.65/5 of the village of Navelim, Taluka of Salcete from said Frederico Luciano da Piedade Alvares Pinto alias Frederick Lucian Alvares also known as Frederick Alvares Pinto.

By resolution passed at the Board of Directors Meeting held at the registered meeting on 26th October, 2008 it was resolved that as approved by the Registrar of

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Companies under Section 21 of the Companies Act, 1956 the name of the Company be changed from BOUTIQUE CONSTRUCTION PRIVATE LIMITED to QUICKWAY BUILDERS PRIVATE LIMITED vide SRN A43933779 dated 20/09/2008 and accordingly the name BOUTIQUE CONSTRUCTION PRIVATE LIMITED wherever it occurs in the Memorandum and Articles of Association of the Company be substituted by the name QUICKWAY BUILDERS PRIVATE LIMITED.

The name of Company BOUTIQUE CONSTRUCTION PRIVATE LIMITED, was duly changed to QUICKWAY BUILDERS PRIVATE LIMITED and accordingly fresh certificate of incorporation consequent upon the change of name was obtained which was issued by Registrar of Companies, Goa, Daman and Diu of Government of India-Ministry of Corporate Affairs.

Pursuant to the change of the name of the Company to QUICKWAY BUILDERS PRIVATE LIMITED, the said Deed of Sale dated 26/03/2008 registered in the Office of Sub-Registrar of Salcete under Registration No.1920 at pages 99 to 125 of Book no.I Volume no.2913 dated 08/04/08, was rectified by Deed of Rectification, Ratification and Confirmation dated 5th August, 2009

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registered in the Office of Sub-Registrar of Salcete under Registration No.3603 at pages 119 to 126 of Book no.I Volume no.3501 dated 14/08/2009 whereby the name of Purchaser was substituted to QUICKWAY BUILDERS PRIVATE LIMITED instead of BOUTIQUE CONSTRUCTION PRIVATE LIMITED.

The said QUICKWAY BUILDERS PRIVATE LIMITED who became the owners in possession of the said property, applied for partition of the said property by Application dated 08/08/2011 under Section 61 of the L.R.C., which was registered as Case No.LRC/PART530/2011 and after hearing the interested parties preliminary Order dated 29/09/2011 was issued to the ISLR Margao directing to prepare partition plan of Survey No.65/5 Village Navelim Salcete Taluka. After receiving partition plan and report the Partition Plan was confirmed and the partition was effected whereby the said property was partitioned as Survey No.65/5-A having an area of 3,124 square meters and Survey No. 65/5-B having an area of 2,923 square meters Survey No.65/5 having an area of 3,633 square meters.

Of the said property a plot admeasuring 300.00 square meters has been allotted to Mundkars Shri. Josefina Inacinho Fernandes alias Josefa Idalina Fernandes and

this plot stand surveyed under Survey No. 65/5-A-1 of the village of Navelim Taluka of Salcete. Another Plot of land admeasuring 345.00 square meters has been allotted to Mundkar Antonio Lawrence Santana D'Mello and this plot stands surveyed under Survey No.65/5-C of the village of Navelim Taluka of Salcete.

The Other occupants of the said property have been settled by virtue of Agreement dated 15th May, 2009 executed before the Notary S. K. Angle at Margao, registered under No. resisted under no.7671 date 26/5/09. between M/s. Quicwkay Builders Private Limited and Shri. Caetano Anõnio D.Souza and by virtue of Agreement dated 15th May, 2009 executed before the Notary S. K. Angle at Margao, registered under No. resisted under no.7672 date 26/5/09. between M/s. Quickway Builders Private Limited and Shri. Avertino Jose P. D'Souza, on the basis and in terms of the aforesaid Agreements.

For the purpose of expansion of roads the Government of Goa has acquired an are# of 63.00 square meters from Survey No.65/5, 195.00 square meters from Survey No.65/5-A and 165.00 square meters from Survey No.65/5-B

This being the case the said Company M/s. QUICKWAY BUILDERS PRIVATE LIMITED which is the absolute and exclusive owner in possession of the part of the said property which presently stands surveyed under Survey No.65/5 having an area of 3,633 square meters, Survey No.65/5-A of the village of Navelim, Taluka of Salcete having an area of 3,324 square meters and Survey No. 65/5-B of the village of Navelim, Taluka of Salcete having an area of 2,993 square meters minus the area acquired by the Goa Government as aforesaid has clear band marketable title to the same.

3, Encumbrance if any:

After perusing and scrutinizing various documents pertaining to the part of the said property GORADERA" also known as "NAVELIM O GRANDE" or "GORADERA NAVELIM O GRANDE" which is presently surveyed under Survey No.65/5, Survey No.65/5-A and Survey 65/5-B of the village of Navelim, Taluka of Salcete, as to the ownership and possession thereof and after verifying the authenticity of the concerned documents, (submitted to me by the concerned party and mentioned below) the obvious conclusion is that the said property which presently surveyed under

Survey No.65/5, Survey No.65/5-A and Survey 65/5-B of the village of Navelim, Taluka of Salcete, (minus the area acquired by the Goa Government as aforesaid) is free from encumbrances.

4. Documents perused:

- (1) Lad Registration of property Described under No.539
- (2) Inscription No.10842 pertaining to property Described under No.539 (both issued by The Sub-Registrar of Salcete, Margao on 17/9/09)
- (3) Land Revenue record of property enrolled under Matriz No. 1375 issued by the Mamlatdar of Salcete, Margao on 10/1/23.
- (4) Nil encumbrance certificate issued by Civil Registrar cum Sub-Registrar of Salcete, Margao, issued on 21/12/2022
- (5) Certificate in respect of Orphonological Inventory Proceedings 1332/1918 instituted upon the death of Maria Bernadina Cecilia Piedade Pinto Alvares with addendum upon the death of Jeromino Marciano Alvares
- (6) Deed of Partition and Allotment dated 9/12/1986
- (7) Original Form I & XIV of Survey No.65/5 of village Navelim Taluka of Salcete in the name of Bernado Pinto as occupant.

- (8) True copy of Resolution passed on 25/3/1008 by the Board of Directors of Boutique Construction Private Limited authorizing the purchase of the said Property.
- (9) General Power of Attorney dared 15/07/2006
- (10) Deed of Sale dated 26/3/2008
- (11) Mutated Form I & I & XIV of Survey No.65/5 of village Navelim Taluka of Salcete.
- (12) Deed of Sale dated 26/3/2008
- (13) True copy of Resolution passed on 26/10/2008 by the Board of Directors of Boutique Construction Private Limited to change its name to Quickway Builders Private Limited
- (14) True copy of fresh certificate of incorporation consequent upon the change of name was obtained which was issued by Registrar of Companies, Goa, Daman and Diu of Government of India-Ministry of Corporate Affairs.
- (15) Deed of Rectification Ratification and Confirmation dated 05/08/2009
- (16) Form I & XIX of Survey No.65/5 of village Navelim Taluka of Salcete duly mutated in the name of Purchaser Quicway Builders Private Limited

- (17) Judgment and Order dated 03/04/2012 passed by Deputy Collector and SDO, Margao in Case LART/530/2017
- (18) Forms I & XIV of S.Nos, 65/5, 65/5-A and 65/5-B village Navelim, Taluka Salcete after partition by Purchaser Quicway Builders Private Limited
- (19) Forms I & XIV of S.Nos, 65/5-A-1 and 65/5-C of the village Navelim, Taluka Salcete after partition by mundkars
- (20) Survey Plan of S.Nos, 65/5, 65/5-A and 65/5-B And S.Nos, 65/5-A-1 and 65/5-C of the village Navelim, Taluka Salcete.
- (21) Two Agreements both dated 15th May, 2009
- (22) Land Acquisition Awards

5. Opinion:

Subject to the documents produced for my perusal, in my opinion said QUICKWAY BUILDERS PRIVATE LIMITED the company registered under the Indian Companies Act, having its registered office at "Dream Centra" 2nd Floor, Navelim Junction, Navelim, Salcete, Goa, have clear and marketable title to the Plot actually admeasuring 3570.00 square meters of holding surveyed under Survey No.65/5, Plot actually admeasuring 3129. square meters of the holding surveyed under Survey No.65/5-A and Plot actually admeasuring 2828.00

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square meters of the holding surveyed under Survey No.65/5-A all of the village of Navelim, Taluka of Salcete which are part and parcel of the said property "NAVELIM O GRANDE" or "GORADERA NAVELIM O GRANDE" described above.

Margao, 6th February, 2023.



(Adeodato Vital Afonso)

ADVOCATE