

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

Date: 13.05.2026

**TITLE REPORT
LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE
FOR M/S KAYJI REAL ESTATE PVT. LTD., MARGAO GOA.**

M/s. Kayji Real Estate Pvt. Ltd. is a Company registered under the Indian company Act 1956, having its registered office at Anand Bhavan, Old Station Road, Margao, Salcete, South Goa, Goa.

DETAILS OF THE PROPERTY UNDERT SCRUTINY.

Property denominated as "COTOCA" or "COTOCA MOLA" (fourth lot), situated at village Aquem, of taluka, Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under Description No. 41177 at folio 163 of Book No. B-106 of New Series corresponding to 1/132 of the property enrolled in the Taluka Revenue office under Matriz No. 16 and which in turn is fourth lot out of ten of the property known as CHAO DE COTACO described under Description number 14363 at folio 27 of Book No. B-37 of new series situated within the limit of village Panchayat of Aquem Baixo, Taluka and Sub District of Salcete, District of South Goa, Goa State. The described property is hereinafter referred to as "Said Bigger Property".

The western portion of the said bigger property bifurcated in to four Lotes or Plots admeasuring together an area of 11,467.00 sq. mtrs. surveyed under survey number 41 sub division number 4 of Aquem village of Salcete Taluka.

Plot I or Lote I admeasuring an area of 3748.00 Sq. Mtrs, forming part of the said Western portion of land is a distinct property described in the land registration office Salcete under Description number 41177 at folio 163 of Book No. B-106 of new

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

series, enrolled in Taluka revenue office under Matriz number 16, surveyed under survey number 41 sub division number 4-T of Aquem village of Salcete Taluka and is bounded as under;

On the East : Partly by survey Nos. 41/2, 41/3, 41/6, 41/7 and 41/8;

On the West : By 6 mtrs. wide access road;

On the North : Partly by survey Nos. 41/2, 41/3, 41/6, 41/7 ; and

On the South : By property surveyed under survey No. 41/4-Q.

This part of the said entire property is hereinafter referred to as "said property".

DOCUMENTS SCRUTINISED AND EXAMINED:

1. Extract of certificate of Land registration Description certificate bearing No. 41177 at folio 163 of Book No. B-106 of new series.
2. Extract of certificate of Inscription under No. 42226.
3. Deed of Sale dated 04.01.1966.
4. Deed of Succession and qualification of Heirs dated 29.09.2021.
5. Order dated 16.08.2024.
6. Form I & XIV and Survey Plan of survey number 41 sub division number 4-T of Aquem village of Salcete Taluka.
7. Nil Encumbrance certificate under No. NEC/2/2026/1129 dated 14.05.2026.
8. Conversion Sanad under Ref. No. CCSAL05-25-341/244 dated 31.07.2025.
9. Technical clearance order issued by Town and Country Planning Department, South Goa District, Margao under Reference No. TPM/36699/Aquem/41/4-T/2026/1062 dated 06.02.2026.
10. No Objection Certificate issued by Directorate of Health Services, Primary Health Centre, Navelim under Reference No. DHS/2026/DHS0901/O0035/16 dated 11.03.2026.



11. Construction license issued by the office of Village Panchayat Aquem Baixo under reference number VP/AB/Const./Lic./01/2026-27 dated 23.04.2026.

FLOW OF TITLE/TRACING OF THE TITLE:-

1. Extract of certificate of Description under No. 41177.

The said landed property known as "COTOCA" or "COTOCA MOLA" (fourth lot),, situated at village Aquem, of taluka and Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under description No. 41177 at folio 163 of Book No. B-106 of new series and enrolled in the Taluka Revenue office under Matriz number 16.

2. Extract of certificate of Inscription under No. 42226.

The said larger property was originally owned and possessed by Mr. Roque Heraclino Cassiano Do Rosario Mergulhao and his wife Maria Eslinda Honorina Emilia Alemao and stands inscribed under Inscription certificate No. 42226.

Maria Eslinda Honorina Emilia Alemao expired living behind her widower husband Mr. Roque Heraclino Cassiano Do Rosario Mergulhao and daughter Albina Elzevir Adelziza de Segrade Coacao de Maria Mergulhao and her husband Mr. Melquiedes Coaceicao Baptista de Lino Almeida as her only heirs. (No Succession Deed nor Inventory Proceeding has been executed upon the demise of the said Maria Eslinda Heroina Emilia Alemao).

Mr. Roque Heraclino Cassiano Do Rosario Mergulhao and his daughter Albina Elzevir Adelziza do Segrade Coacao de Maria Mergulhao and her husband Mr. Melquiedes Coaceicao Baptista de Lino Almeida was desirous of selling the Western half of the said larger property registered under No. 41177 admeasuring total area



of 11,467 sq. mtrs. and therefore sub divided said Western half of the said property in to four plots or Lote having been numbered as I, II, III and IV.

3. Deed of Sale dated 04.01.1966.

By this Deed of Sale dated 04.01.1966 duly registered in the office of the Sub Registrar of Salcete at Margao under registration No. 38 at pages 111 to 123 of Book No. 1 Volume No. 2 dated 15.04.1966, the said land owners namely Mr. Roque Heraclino Cassiano Do Rosario Mergulhao and daughter Albina Elzevir Adelziza do Sagra de Coacao de Maria Mergulhao and her husband Mr. Melquiedes Coaceicao Baptista de Lino Almeida sold the said Western half of the said larger property under Survey No. 41/4 of village Aquem admeasuring 11467 sq. mtrs. to the following purchasers.

- a) The Plot or Lote I admeasuring 3748 sq. mtrs. to i) Mr. Paresh Vasant Joshi, ii) Prashant Vasant Joshi) Parag Vasant Joshi iv) Pankaj Vasant Joshi and v) Pushkar Vasant Joshi (All minors at the time of purchase) represented by their father, guardian and legal representative Mr. Vasant Subray Joshi.
- b) Plot or Lote II admeasuring 2068 sq. mtrs. to Mucunda Padmanaba Porobo Sincro alias M. P. Shinkre.
- c) Plot or Lote III admeasuring 1996 sq. mtrs. to Janardhan Parshuram Kenny alias J. P. Kenny.
- d) Plot or Lote IV admeasuring 3656 sq. mtrs. to Jose Pedro Longuinho Almeida Coutinho alias Longuinho Coutinho.

By virtue of the aforesaid Deed of Sale said Mr. Paresh Vasant Joshi, Prashant Vasant Joshi, Parag Vasant Joshi, Pankaj Vasant Joshi and Pushkar Vasant Joshi became the joint owners in possession of Plot or Lote I admeasuring 3748 sq. mtrs.

4. Deed of Succession dated 29.09.2021.



From the perusal of this Deed of Succession and Qualification of Heirs drawn on 29.09.2021 recorded at pages 64v to 66 onwards of Deed/Will Book No 195 with the office of the Notary Public Ex-Officio at Mormugao, following facts transcribed;

One of the original owner namely Mr. Pushkar Vasant Joshi expired without any will or gift leaving behind as his sole and universal heirs, his widow wife namely Mrs. Monica Pushkar Joshi as his moiety sharer/half sharer and his sole and universal heirs his children namely Miss Neha Pushkar Joshi (spinster) and Mr. Mihir Pushkar Joshi.

5. Order dated 22.09.2006.

From the perusal of this order the following facts transcribed;

All the original owners of Plot or Lote I namely Mr. Paresh Vasant Joshi, Prashant Vasant Joshi, Parag Vasant Joshi, Pankaj Vasant Joshi and the legal heirs of late Pushkar Vasant Joshi namely Monica Pushkar Joshi, Miss Neha Pushkar Joshi and Mr. Mihir Pushkar Joshi has filed a partition case bearing Case No. PISAL06-24-802 before the Inspector of Survey and Land Records, Salcete-Goa for partition of Survey No. 41/4 and obtaining a separate sub division number for an area admeasuring 3748 sq. mtrs.

The Inspector of Survey and Land Records, Salcete-Goa vide its order dated 16.08.2024, allotted separate and distinct Survey Number to said Plot or Lote I namely Survey Number 41 Sub Division Number 4-T. This property is hereinafter referred to as "Said Property".

Based on the said partition order dated 16.08.2024 original owners of Plot or Lote I namely Mr. Paresh Vasant Joshi, Prashant Vasant Joshi, Parag Vasant Joshi, Pankaj Vasant Joshi and the legal heirs of late Pushkar Vasant Joshi namely Monica Pushkar Joshi, Miss Neha Pushkar Joshi and Mr. Mihir Pushkar Joshi mutated their names in the records of right in Form I & XIV in respect of Survey Number 41 sub division Number 4-T of Aquem Village of Salcete Taluka.

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

In view of the above said Mr. Paresh Vasant Joshi, Prashant Vasant Joshi, Parag Vasant Joshi, Pankaj Vasant Joshi, Monica Pushkar Joshi, Miss Neha Pushkar Joshi and Mr. Mihir Pushkar Joshi became the exclusive owners in possession of Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka. They are hereinafter referred to as "Land Owners".

6. Deed of Sale dated 05.05.2025.

By this Deed of Sale dated 05.05.2025 duly registered in the office of the Sub Registrar of Salcete at Margao under registration No. MGO-1-2278-2025 dated 07.05.2025 the Land Owners namely Mr. Paresh Vasant Joshi and his wife Mrs. Lalita Paresh Joshi, Mr. Prashant Vasant Joshi and his wife Mrs. Sujata Prashant Joshi, Mr. Parag Vasant Joshi and his wife Mrs. Vaishali Parag Joshi, Mr. Pankaj Vasant Joshi and his wife Mrs. Sujai Pankaj Joshi, Ms. Monica Pushkar Joshi, Miss Neha Pushkar Joshi and her husband Mr. Shivam Ramesh Naik and Mr. Mihir Pushkar Joshi sold the said property to M/s. Kayji Real Estate Private Limited.

By virtue of the above Deed of Sale M/s. Kayji Real Estate Private Limited acquired the right of ownership of said property under Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka admeasuring 3748 sq. mtrs.

7. Form I & XIV of Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka.

Form I & XIV of Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka shows the name of M/s. Kayji Real Estate Pvt. Ltd is the sole occupant/holder of the said property.



M/s. Kayji Real Estate Pvt. Ltd. thus become the absolute owners in possession of the said property admeasuring an area of 3748 sq. mtrs. surveyed under Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka and have a good marketable title to the said property.

8. Conversion Sanad dated 31.07.2025.

M/s. Kayji Real Estate Pvt. Ltd. obtained the conversion Sanad of the said property from the office of the Collector, South Goa District, Margao, Goa under Ref. No. CCSAL05-25-341/244 dated 31.07.2025.

9. Development Permissions.

- a) Technical clearance order issued by Town and Country Planning Department, South Goa District, Margao under Reference No. TPM/36699/Aquem/41/4-T/2026/1062 dated 06.02.2026.
- b) No Objection Certificate issued by Directorate of Health Services, Primary Health Centre, Navelim under Reference No. DHS/2026/DHS0901/O0035/16 dated 11.03.2026.
- c) Construction license issued by the office of Village Panchayat Aquem Baixo under reference number VP/AB/Const./Lic./01/2026-27 dated 23.04.2026..

M/s. Kayji Real Estate Pvt. Ltd., after obtaining the aforesaid Developmental permissions is developing the said property by constructing thereon residential cum commercial complex with proposed project named "KAYJI LANDMARK".

NIL ENCUMBRANCE ON PROPERTY

The said property under Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka admeasuring 3748 Sq. metres is free from all encumbrances, charges and liens.

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

INSPECTION AND VERIFICATION

I have inspected and verified all the aforesaid documents and all are properly attested, signed and registered before the respective authorities and in accordance with the law in force during the respective period.

CERTIFICATE OF TITLE

Ongoing through all the above mentioned documents I am of the opinion that the Title of said M/s. Kayji Real Estate Pvt. Ltd. to the said property under Survey Number 41 Sub division Number 4-T of Aquem Village of Salcete Taluka admeasuring 3748 sq. mtrs. is good clear, legal and marketable.



SANTOSH VELIP

Advocate