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07/12/2022

TITLE REPORT

This Title & Search Report is submitted at the request of M/s Poetree Homes LLP, a registered LLP under LLP identification No. AAZ-3977 having its registered office at Eseen Empire, 4th Floor, Opp. KTC Bus Stand, Mundvel, Vasco da Gama, Goa

SUBJECT MATTER OF THE REPORT:

The Subject matter of this Title & Search Report are three Plots of Land identified as plot No. D-1, D-2 & D-3 described hereinbelow:

Plot D-1

All that Plot D-1 admeasuring 1280 sq. mts sub divided from Block 'D' of the property known as Gally or Zamboligally situated at Village Dabolim within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, South Goa which whole property is described in the Land Registration Office of Salcete under No. 1263 of new series and enrolled in the Taluka Revenue office under Matriz No. 8 Plot D-1 is surveyed under No. 23/1-B of village Dabolim and is bounded as follows:

North: by 10 mts reserved road

South: by plot No. D-3

East: by Village road and the property of Anant Pai Raiturcar and others ,

West: by Plot D-2

Plot D-2

All that Plot D-2 admeasuring 1280 sq. mts sub divided from Block 'D' of the property known as Gally or Zamboligally situated at Village Dabolim within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, South Goa which whole property is described in the Land Registration Office of Salcete under No. 1263 of new series and enrolled in the Taluka Revenue office under Matriz No. 8 Plot D-2 is surveyed under No. 23/1-A of village Dabolim and is bounded as follows:

North: by 10 mts reserved road

South: by plot No. D-3

East: by plot D/1 bearing survey No. 23/1/B,

West: by Block C of the original property,



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Plot D-3

All that plot No. D-3 admeasuring 1280 sq. mts sub divided from Block 'D' of the property known as Gally or Zamboligally situated at Village Dabolim within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao , South Goa which whole property is described in the Land Registration Office of Salcete under No. 1263 of new series and enrolled in the Taluka Revenue office under Matriz No. 8 Plot D-3 is surveyed under No. 23/1-C of village Dabolim and is bounded as follows:

North: by Plot No D-1 & D-2 of Plot No. D of the original property Zamboligally

South: by 10 mtrs wide access and thereafter Block A of the original property

East: by boundary wall and thereafter the properties of Anant Pai Raiturcar, Vasudev Kare, Muanuel Rodrigues, Eduardo and others

West: by Block C of the original Zamboligally

DERIVATION OF TITLE

All the aforesaid plots D-1, D-2 & D-3 are sub divided out of Block D which Block D was separated from bigger property known as 'GALLY' or "ZAMBOLIGALLI" or 'AFRAMENTO' situated at Village Dabolim within the limits of the Village Panchayat of Chicalim, Taluka of Mormugao, District of South Goa, is registered in the Land Registration Office of Salcete at Margao under Description No.1263 of New Series and enrolled in the Taluka Revenue Office at Vasco-Da-Gama, under Matriz No. 8, surveyed under Survey No. 23/1 of the said Village of Dabolim.

The said bigger property originally belonged to one Baguem also known as Indira Sinai Caro of Margao having been allotted to her in Inventory Proceedings before the Judge of the Comarca of Salcete at Margao which Inventory Proceedings were instituted on the death of her husband Voicunta Vishnu Sinai Caro which allotment is noted in the Inscription of the said property in the Office of the Land Registrar of Margao in Book No.G-56 at reverse of folio 67.

By Deed of Gift, Sale and Exchange dated 15/1/1961 drawn at the reverse of folio thirty seven onwards of Book of Deeds No.1117 before



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the ex-officio notary of Judicial Division of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vaz, the said Baguem alias Indira Sinai Caro gifted the said property 'GALLY' or "ZAMBOLIGALLI" or 'AFRAMENTO' to her son Jairam Voicunta Sinai Caro also known as Jairam Voicunta Caro by reserving usufruct to her.

By Deed dated 22/8/1974 registered with the Sub Registrar of Salcete at Margao at No.200 at pages 151 to 153 of Book No. 1 Volume 21, the said Baguem alias Indira Sinai Caro renounced her right of usufruct to the said property reserved vide the said Deed of Gift dated 15/1/1961 referred to earlier. Thus, with the renouncement of usufruct, Jairam Voicunta Sinai Caro with his wife Lalita Jairam Caro became the absolute owner of the said property with a right to alienate the same in the manner he deems fit. The above documents are perused by me during the search carried out by me in the concerned offices.

Mr. Jairam Voicunta Sinai Caro and his wife Mrs.Lalita Jairam Caro entered into partnership with Vasant Vaikunth Kare by a Deed of Partnership dated 6/4/1976 carrying on the business in partnership with the name M/s Dabhill Real Estates. The said Jairam Voicunta Sinai Caro and Mrs. Lalita Jairam Caro brought in the said bigger property 'GALLY' or "ZAMBOLIGALLI" or 'AFRAMENTO' into the said partnership M/s Dabhill Real Estates as their contribution to the capital. Thereafter said M/s Dabhill Real Estates developed the said property by dividing the same into different blocks identified as Block A to Block P.

The said Block D had a total area of 3840 sq. mts, By Deed of Sale dated 9/6/1976 registered at No. 195 at pages 203 to 207 of Book I volume 28 with the sub registrar of Mormugao M/s Dabhill Real Estate sold 1/3rd undivided share equivalent to 1280 sq. mts out of said Block D to Adil Kershasp Ghadiali. By another Sale Deed dated 9/6/1976 registered at No. 194 at pages 199 to 203 of Book I volume 28 with the sub registrar of Mormugao M/s Dabhill Real Estate sold 1/3rd undivided share equivalent to 1280 sq. mts out of said Block D to Armina Kershasp Ghadiali and lastly by one more Sale Deed dated 9/6/1976 registered at No. 193 at pages 194 to 198 of Book I volume 28 with the sub registrar of Mormugao M/s Dabhill Real Estate sold 1/3rd undivided share equivalent to 1280 sq. mts out of said Block D to Freny Kershasp Ghadiali.



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By Deed of Partition dated 14/12/1995 registered at No. 695 at pages 357 to 371 of Book I volume 161 with the sub registrar of Mormugao, the said Adil Kershasp Ghadiali, Armina Kershasp Ghadiali & Freny Kershasp Ghadiali partitioned the said Block D into three equal plots of 1280 sq. mts each i.e. Plot D-1 allotted to Adil Kershasp Ghadiali, Plot D-2 allotted to Armina Gordon Reilly nee Armina kershasp Ghadiali and Plot D-3 allotted to Freny Kershasp Ghadiali, thereby each one of them becoming the owner of distinct plot.

Each of the said Plot D-1, D-2 and D-3 were thereafter allotted separate survey numbers respectively Survey No. 23/1-B, 23/1-A & 23/1-C.

By Deed of Gift dated 22/1/2014 registered at No. MOR-BK-1-00139-2014 with the Sub Registrar of Mormugao Mrs. Freny Kershasp Ghadiali gifted her plot bearing survey No. 23/1-C i.e. Plot D-3 to Mrs. Armina Gordon Reilly and her husband Gordon Dudley Anthony Reilly and to Mr. Adil K. Ghadiali and his wife Mrs. Rashna Adil Aghadiali.

By Deed of Sale dated 29/10/2014 registered at No. MOR-BK1-01634-2014 with sub registrar of Mormugao, Mrs. Armina Gordon Reilly and her husband Gordon Dudley Anthony Reilly, Mr. Adil K. Ghadiali and his wife Mrs. Rashna Adil Aghadiali sold the said plot D-1 & D-2 to M/s S.N. Construction a Sole proprietary concern of Mr. Santhan Nanu and to his wife Mrs. Vijaya Santhan Nanu.

By Deed of Sale dated 20/3/2019 registered at No. MOR-1-513-2019 with sub registrar of Mormugao, Mrs. Armina Gordon Reilly and her husband Gordon Dudley Anthony Reilly, Mr. Adil K. Ghadiali and his wife Mrs. Rashna Adil Aghadiali sold the said plot D-3 to M/s S.N. Construction a Sole proprietary concern of Mr. Santhan Nanu and to his wife Mrs. Vijaya Santhan Nanu.

Thus M/s S. N. Constructions, a Sole proprietary concern of Mr. Santhan Nanu and his wife Mrs. Vijaya Santhan Nanu became the absolute owner of the said three plots D-1, D-2 & D-3.

By Deed of Gift dated 27/3/2021 registered at No. MOR-1-810-2021 with sub registrar of Mormugao M/s S. N. Construction through Mr.



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Santhan Nanu and Mrs. Vijaya Santhan Nanu gifted the said three plots D-1, D-2 & D-3 to their son Vikas Santhan Nanu.

By an Agreement for Sale dated 19/11/2022 registered with the sub registrar of Mormugao under No. MOR-1-2965-2022 Mr. Vikas Santhan Nanu with the consent of his wife Mrs. Midhu Vikas Nanu agreed to sell the said three plots to M/s Poetree Homes LLP, a registered LLP under LLP identification No. AAZ-3977 having registered office at KTC Bus Stand, Mundvel, Vasco da Gama inter-alia with a right to develop the said plots by putting up a construction thereon.

ABOUT THE DEVELOPMENT

M/s S.N Construction and Mrs. Vijaya Nanu obtained conversion of said plot surveyed under survey No. 23/1-A and 23/1-B for the purpose of residential use vide Sanad No. COL/SG/CONV/57/2015/8179 dated 1/8/2016 from the Collector South Goa. After the gift of the said plot under surveyed under survey No. 23/1-C to Vikas Nanu, he obtained conversion Sanad for an area of 980 sq. mts for the purpose of commercial use vide Sanad NO. Col/9MOR22-112/1793 dated 30/9/2022.

Vide Development permission No. MPDA/9-S0210/2017-18/1167 dated 20/2/2018 from Mormugao Planning & Development Authority granted its permission for amalgamation Construction of Multi Family Dwelling, swimming pool and compound wall in respect of Plot bearing survey No. 23/1-A & 23/1-B which development permission was revised vide reference No. MPDA/9-S-210/2022-23/986 dated 17/10/1982 allowing amalgamation and Construction of Multi Family Dwelling, swimming pool and compound wall in respect of all the three plots bearing survey No. 23/1-A and 23/1-C. Village Panchayat of Chicalim, vide construction license No. VP/CHI/11/2017-18/39/2866 dated 14/3/2018 granted his license for amalgamation Construction of Multi Family Dwelling, swimming pool and compound wall in respect of Plot bearing survey No. 23/1-A & 23/1-B which construction license was revised by the Village Panchayat of Chicalim vide construction Licene NO. VP/CHI/11/Const/2022-23/10/1761 dated 8/11/2022. Thus the proposed construction is legal .



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ENCUMBRANCES IF ANY

On carrying out a due search in the office of the sub registrar at Bardez for last 30 years as well as in the land registration office of the Taluka of Salcete and the City Survey Office I did not find any registered or recorded encumbrance affecting the said Plot and the Shop. I therefore come to the conclusion that the said property is free from encumbrance.

DOCUMENTS EXAMINED:

1. Copy of Description No.1263 of New Series and enrolled in the Taluka Revenue Office at Vasco-Da-Gama, under Matriz No. 8, surveyed under Survey No. 23/1 of the said Village of Dabolim.
2. Copy of Inventory Proceedings before the Judge of the Comarca of Salcete at Margao
3. Copy of Inscription of the said property in the Office of the Land Registrar of Margao in Book No.G-56 at reverse of folio 67.
4. Copy of Deed of Gift, Sale and Exchange dated 15/1/1961 drawn at the reverse of folio thirty seven onwards of Book of Deeds No.1117 before the ex-officio notary of Judicial Division of Salcete
5. Copy of Deed dated 22/8/1974 registered with the Sub Registrar of Salcete at Margao at No.200 at pages 151 to 153 of Book No. 1 Volume 21
6. Copy of Deed of Partnership dated 6/4/1976
7. Deed of Sale dated 9/6/1976 registered at No. 195 at pages 203 to 207 of Book I volume 28 with the sub registrar of Mormugao
8. Copy of Sale Deed dated 9/6/1976 registered at No. 194 at pages 199 to 203 of Book I volume 28 with the sub registrar of Mormugao
9. Copy of Sale Deed dated 9/6/1976 registered at No. 193 at pages 194 to 198 of Book I volume 28 with the sub registrar of Mormugao
10. Copy of Deed of Partition dated 14/12/1995 registered at No. 695 at pages 357 to 371 of Book I volume 161 with the sub registrar of Mormugao
11. Copy of Deed of Gift dated 22/1/2014 registered at No. MOR-BK-1-00139-2014 with the Sub Registrar of Mormugao



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12. Deed of Sale dated 29/10/2014 registered at No. MOR-BK1-01634-2014 with sub registrar of Mormugao
13. Cop of Deed of Sale dated 20/3/2019 registered at No. MOR-1-513-2019 with sub registrar of Mormugao
14. Copy of Deed of Gift dated 27/3/2021 registered at No. MOR-1-810-2021 with sub registrar of Mormugao
15. Copy of Agreement for Sale dated 19/11/2022 registered with the sub registrar of Mormugao under No. MOR-1-2965-2022
16. Copy of Conversion Sanad vide No. COL/SG/CONV/57/2015/8179 dated 1/8/2016 of said plot surveyed under survey No. 23/1-A and 23/1-B issued by the Collector of South Goa.
17. Copy of Conversion Sanad vide No. Col/9MOR22-112/1793 dated 30/9/2022 issued by the Collector South Goa
18. Copy of Development permission No. MPDA/9-S0210/2017-18/1167 dated 20/2/2018 from Mormugao Planning & Development Authority.
19. Copy of Revised Development permission under reference No. MPDA/9-S-210/2022-23/986 dated 17/10/1982
20. Copy of Construction license No. VP/CHI/11/2017-18/39/2866 dated 14/3/2018 issued by Village Panchayat of Chicalim
21. Copy of Revised construction Licene No. VP/CHI/11/Const/2022-23/10/1761 dated 8/11/2022 Village Panchayat of Chicalim
22. Nil Encumbrance certificate issued by the sub registrar of Mormugao
23. Copy of survey Plan of survey No. 23/1-A, 23/1-B and 23/1-C of Village Dabolim
24. Copy of Survey Form I & XIV of survey No. 23/1-A, 23/1-B and 23/1-C of Village Dabolim.
25. Copy of Agreement of Poetree Homes LLP dated 18/9/2021
26. Copy of certificate of Incorporation of Poetree Homes LLP dated 9/11/2021 issued by the registrar of the company, ministry of corporate affairs, Government of India.

OPINION:

Subject to the documents produced for my perusal, I certify that the Mr. Vikas Nanu has got clear and marketable title to the Plots surveyed under survey No. 23/1-A, 23/1-B & 23/1-C situated at Village



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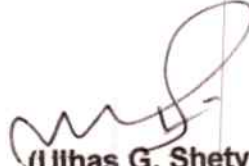
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Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mmomrugao, South Goa District. I further certify that Mr. Vikas Santhan with the consent of his wife has agreed to sell the said plot to M/s Poetree Homes LLP vide agreement for Sale dated 19/11/20122 duly registered with the sub registrar of Mormugao. By and under the Agreement for Sale M/s Poetree Homes LLP are inter alia authorised to develop the said plots by putting up a construction thereon with further right to agree to sell to their customers constructed premises and receive consideration amount in their name and to appropriate the same which agreement for Sale is legally enforceable.

I further certify that the proposed construction on the said plots is legal.


(Ulhas G. Shetye)