

AMEY A. Shetye
Advocate

1st Floor Melquides
Bid.
Fr. Joseph Vaz Road,
Vasco da Gama, Goa
Mob:-9822381919

Date: 17/11/2023

TITLE REPORT

This Title Report is submitted at the request of **M/S. HAYAT INFRASTRUCTURE**, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at Shop No.20, Karma Point Building, Vasco-Da-Gama, Goa

SUBJECT MATTER

All that plot no 9 being distinct, separate admeasuring an area of 692.01 sq meters being part of the property known as "AFORAMENTO OITERAL" situated near Regina Mundi High School, Chicalim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described at the "Conservatoria do Registo Predial" of the "Comarca", Salcete under No. 44845 at Folios 183 of Book B No. 116 of New Series and enrolled in the Land Revenue Office (Matriz of Chicalim) under No. 708 and surveyed under survey No. 8/1 of Village Chicalim, Mormugao Taluka, Goa and bounded as under:

North:- By the property of Regina Mundi High School, currently being survey no 7/1-A of Chicalim Village, Mormugao Taluka

South:- By road of 8 meters width

East:- By the property of Comunidade, currently bearing survey no 7/1 of Chicalim Village, Mormugao Taluka

West:- By Plot no 16 of survey no 8/1 of Chicalim Village, Mormugao Taluka

The property "AFORAMENTO OITERAL" is bounded ^{to} as under:-

North:- By the property of Regina Mundi High School, currently being survey no 7/1-A of Chicalim Village, Mormugao Taluka

South:- By the property of Comunidade, currently bearing survey no 7/1 of Chicalim Village, Mormugao Taluka

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By the property of Comunidade, currently bearing survey no 7/1 of Chicalim Village, Mormugao Taluka

West:- By the property of Comunidade , currently bearing survey no 7/1 of Chicalim Village, Mormugao Taluka

DERIVATION OF TITLE:-

There exists a property known as "AFORAMENTO OITERAL" situated near Regina Mundi High School, Chicalim, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa described at the "Conservatoria do Registo Predial" of the "Comarca", Salcete under No. 44845 at Folios 183 of Book B No. 116 of New Series and enrolled in the Land Revenue Office (Matriz of Chicalim) under No. 708 and surveyed under survey No. 8/1 of Village Chicalim, Mormugao Taluka, Goa.

The said property originally belonged to Mr. Francisco Xavier Vaz alias Francisco Xavier Vaz which was granted to him as Aforamento by the Comunidade of chicalim and accordingly the same is seen inscribed in favour of Mr. Francisco Xavier Vaz under inscription No. 48846.

Mr. Francisco Xavier Vaz was married to Mrs. Mariana Moura under the regime of Communion assets.

Mr. Francisco Xavier Vaz alias Francisco Xavier Vaz expired on 26/6/1965 and his wife Mrs. Mariana Moura expired on 24/8/1966 both died intestate, without leaving behind any testamentary disposition or will, leaving behind them three children being one daughter and two sons namely 1) Mrs. Carmelina Vaz alias Carmina Vaz married to Mr. Luis Gama alias Luis Jose Gama, 2) Mr. Manuel Vaz alias Manuel Vaz married to Mrs. Mariana Tavares, and 3) Mr. Francisco Vaz alias Francisco Vaz married to Mrs. Piedade Dourado E. Vaz as sole and surviving universal heirs.

Upon the death of Mr. Francisco Xavier Vaz alias Francisco Xavier Vaz and Mrs. Mariana Moura, the said property was devolved upon the aforesaid Mr. Francisco Vaz alias Francisco Vaz, Mr. Manuel Vaz alias Manuel Vaz and Mrs. Carmelina Vaz alias Carmina Vas.

The said property was developed and sub divided into various plots and the originally sub division was approved by T.P.C. under the Ref. No.DH/509/(2)2039/71-72 dated 21/9/1971.

Development Permission was granted for revised sub division of said property under survey No. 8/1 of Chicalim and the area of the Plot No. 9 was admeasuring 756 sq. mts as per the



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approved plan under Ref No. MPDA/PER/229/81-82 dated 18/3/1981 issued by the Mormugao Planning and Development Authority.

The sub division plan of the said property under survey No. 8/1 of Chicalim has been further revised as per Mormugao Planning and Development Authority and granted its final Development Permission as per the approved plan under Ref No. MPDA/PER/503/82-83 dated 18/12/1982 and the area of the Plot No. 9 is admeasuring 692.01 which forms an independent and separate plot shown in the plan annexed hereto and more particularly described in the schedule II hereunder and hereinafter referred to as "SAID PLOT"

NOC for Sale of Plot No. 9 issued by MPDA vide their letter No. MPDA/5-A-2/85-86/1061 dated 9/12/85.

Mr. Francisco Vas alias Francisco Vaz, Mr. Manuel Vas alias Manuel Vaz and Mrs. Carmelina Vaz alias Carmina Vas along with their spouses sold the aforesaid Plot No. 9 admeasuring an area of 692.01 sq. mts to Mr. Marcelino Humberto Dias alias Marcelino Dias vide Deed of Sale dated 30/10/1986 duly registered before the sub registrar of Mormugao under registration No. 398 at pages 273 to 286 book No. 1 volume No. 16 dated 16/11/1987.

Mr. Francisco Vas alias Francisco Vaz, Mr. Manuel Vas alias Manuel Vaz and Mrs. Carmelina Vaz alias Carmina Vas and their respective spouses were the only legal heirs of deceased Mr. Francisco Xavier Vaz and his wife Mrs. Mariana Moura which is confirmed by virtue of Succession Deed dated 12/6/2008 duly drawn before the Notary Ex-officio, Mormugao at Vasco da Gama in the Notarial Book of Deeds bearing No. 51 at pages 181 to 186 dated 12/6/2008.

Said Mr. Marcelino Humberto Dias alias Marcelino Dias expired on 19/4/2011 without executing any will or any of her disposition of his las wish leaving behind his wife Mrs. Marta Conceicao Dias alias Martha C. M. Dias alias Conceicao Marta De Melo as his moiety holder/sole and surviving heir which is confirmed by the Deed of Succession and Qualification of Heirs dated 9/2/2021 drawn before the Sub Registrar of Notary Ex-Officio, (Special Notary) Mormugao, Vasco da Gama, at pages 17v to 18v of Notarial Book No. 194.

Mrs. Marta Conceicao Dias alias Martha C M dias alias Conceicao Marta De Melo being the absolute owner in title, interest and share of the said plot have sold to Avez Azim Shaikh the said plot no 9 admeasuring an area of 692.01 sq

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meters surveyed under survey no 8/1 of Chicalim Village by an Deed of Sale dated 3/3/2021 duly registered with the sub registrar of Mormugao under reg no MOR-1-612-2021.

By Deed of Sale 10/3/2022 duly registered with the sub registrar of Mormugao under reg no MOR-1-401-2022 said Avez Azim Shaikh along with his wife Mrs Arshiya Avez Shaikh sold the said plot no 9 admeasuring an area of 692.01 sq meters surveyed under survey no 8/1 of Chicalim Village to **M/S. HAYAT INFRASTRUCTURE**, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at Shop No.20, Karma Point Building, Vasco-Da-Gama, Goa. Thus the title in respect of plot no 9 vest in **M/S. HAYAT INFRASTRUCTURE** whose title to the said plot no 9 is clear and marketable.

The Deed of Sale 10/3/2022 duly registered with the sub registrar of Mormugao under reg no MOR-1-401-2022 is valid and can be legally acted upon.

ENCUMBRANCE IF ANY

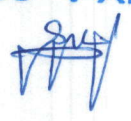
After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting the said Plot no 9 being distinct, separate admeasuring an area of 692.01 sq meters surveyed under survey no 8/1 of Chicalim Village. Therefore I find is that the said plot no 9 admeasuring an area of 692.01 sq meters surveyed under survey no 8/1 of Chicalim Village is free from encumbrances.

DOCUMENTS EXAMINED:

1. Copy of Deed of Sale 10/3/2022 duly registered with the sub registrar of Mormugao under reg no MOR-1-401-2022.

2. Copy of Structural Liability Certificate dated 23/3/2023
3. Copy of Deed of partnership dated 8/10/2015
4. Copy of Land Use/Zoning Information dated 25/8/2022 issued by Mormugao Planning & Development Authority Ref no MPDA/Zoning Information/2022-23/684

5. Copy of Sanad dated 10/10/2022 issued by the Collector of South Goa Margao bearing no CCMOR09-22/13181
6. Copy of Missing Certificate dated 1/11/18 issued by Police Inspector, Vasco Police Inspector.



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I further certify that urban land ceiling Act is not applicable in the State of Goa & there is no legal bar to mortgage the said

Subject to the documents perused, I certify that M/s Hayat Infrastructure, a partnership firm of Mohamed Rizwan and Shaikh Abdulla have got clear and marketable title to Plot no 9 admeasuring an area of 692.01 sq meters surveyed under survey no 8/1 of Chicalim Village, which plot no 9 is part and parcel of the property known as "AFORAMENTO OITERAL".

OPINION:-

7. Copy of NOC file for construction of Residential Building issued by Headquarters Goa Naval Area Vasco Da Gama dated 11/3/2021 bearing No 46/210/1/2020/95
8. Copy of Deed of Succession dated 9/2/2021 in the Notarail Book of Deed no 194 at pages 17V to 18V in the office of Notary Ex-officio Mormugao by Martha Conceicao Dias in favour of Dr Jagdish Kumar
9. Copy of General Power of Attorney issued by Martha Conceicao Dias in favour of Dr Jagdish Kumar
10. Copy of No Objection Certificate dated 1/11/82 issued by Mormugao Planning & Development Authority
11. Copy of Succession Deed dated 12/6/2008
12. Copy of Certificated dated 28/9/2010 issued by Village Panchayat of Chicalim bearing Ref no VP/CHI/20/Diver-Cert/2010-11/1110
13. Copy of permission dated 17/2/1988 issued by Village Panchayat of Chicalim ref no VPC/77/87/88
14. Copy of Deed of Sale dated 30/10/1986 duly registered before the sub registrar of Mormugao under registration No. 398 at pages 273 to 286 book No. 1 volume No. 16 dated 16/11/1987
15. Copy of Deed of Sale dated 31/3/2021 duly registered with the sub registrar of Mormugao under reg no MOR-1-612-2021
16. Copy of Form I & XIV of property bearing survey no 8/1 of Chicalim Village
17. Copy of Form I & XIV of property bearing survey no 8/1-E of Chicalim Village
18. Copy of Inscription certificate No. 48846
19. Copy of NOC for Sale of Plot No. 9 issued by MPDA vide their letter No. MPDA/5-A-2/85-86/1061 dated 9/12/85
20. Copy of final Development Permission as per the approved plan under Ref No. MPDA/PER/503/82-83 dated 18/12/1982
21. Copy of approval bearing no . P.C. under the Ref. No.DH/509/(2)2039/71-72 dated 21/9/1971

