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TITLE INVESTIGATION AND SEARCH REPORT

This report is prepared at the request of **M/S. DLF EXCLUSIVE FLOORS PRIVATE LIMITED** (*earlier known as* M/S. DELANCO HOME AND RESORTS PRIVATE LIMITED), having its registered office at 2nd floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurgaon Haryana in respect of part of the properties bearing Survey No. 87/1-A-1 totally admeasuring an area of 1,31,425 sq. mts.; 87/1-A-2 totally admeasuring an area of 9,669 sq. mts.; and 87/1-A-3 totally admeasuring an area of 2,500 sq. mts., all situated within the limits of Village Panchayat Reis Magos, Bardez, Goa, better described herein below.

THE PROPERTIES

(DESCRIPTION OF THE PROPERTY BEARING SURVEY NO.87/1-A-1).

ALL THAT piece of parcel of land admeasuring 1,31,425.00 sq. mts. (One Lakh Thirty One Thousand Four Hundred And Twenty Five Square Meters Only), now bearing survey No. 87/1-A-1 of Village Reis Magos and forming an independent portion of land and formerly forming part of Survey No.87/1-A of the larger property known as **"TAUNTE"**, which survey No.87/1-A admeasures 1,48,070.00 sq. mts. (One Lakh Forty Eighty Thousand Seventy Square Meters Only), the said larger property **"TAUNTE"** being described in the Land Registration Office of Ilhas, at Panaji, under Description No.18,661, at folio 158 (reverse) of Book No.B-49 (New Series) and enrolled in the Taluka Revenue Office of Bardez, at Mapusa, under Matriz Nos. 25, 51, 54 and 56 and bearing Old Cadastral Survey Nos.185 and 190 and bearing New Survey Nos. 86 and 87 of the Revenue Village of Reis Magos, the said plot admeasuring 1,31,425.00 sq. mts. as an independent and distinct entity, being bounded as under:-

On or towards the East	:-	Partly by road, partly by survey no. 87/1-A, 87/1-A-3, 87/1-(Part), 87/1-E, 87/1-D, 87/1-A-7, 87/1-L, 87/1-F,
On or towards the West	:-	Property bearing survey no. 98 belonging to Navy
On or towards the North	:-	Partly by survey no. 87/1-A-2, partly by survey no. 103/1 of Communidade of Nerul and partly by survey no. 98 belonging to Navy.
On or towards the South	:-	By INS Mandovi's pedestrian pathway of Reis Magos.

The balance area of the said larger property consisted of two plots i.e. Plot A admeasuring 14, 145 sq. mts. and Plot B admeasuring 2,500 sq. mts.

(DESCRIPTION OF THE PROPERTY BEARING SURVEY NO.87/1-A-2)

All that part of Plot A admeasuring about 9,669 sq. mts. being a constituent of the property known as Tuante described in the land Registration Office of Bardez under No. 18661 of Book No. B-49 (New) enrolled in the Taluka Revenue Office Under Matriz No. 25, 51, 54 and 56 and bearing survey No. 87/1A and now bearing survey No. 87/1-A-2 of Village Reis Magos- Verem Bardez and bounded as under:

On or towards the East	:-	By property bearing survey no. 87/1
On or towards the West	:-	By property bearing survey no. 87/1-A-1 belonging to DLF Exclusive Floors Pvt Ltd. And Bhamini Real Estate Developers Pvt Ltd.
On or towards the North	:-	Party by the 6 mtrs wide common access road and partly by survey no. 87/1-A-5 and partly by survey no. 104/13-C.
On or towards the South	:	By property bearing survey no. 87/1-A-1 belonging to DLF Exclusive Floors Pvt Ltd. And Bhamini Real Estate Developers Pvt Ltd.

(DESCRIPTION OF THE PART OF PROPERTY BEARING SURVEY NO.87/1-A-3)

All that piece or parcel of land admeasuring 2500 sq. mts. being the entire plot B in survey No. 87/1-A-1, out of the larger property known as TAUNTE which plot B is now bearing survey No. 87/1-A-3 and is bounded as under:

On or towards the East	:-	Partly by survey no. 87/1-A, 87/1, 87/1-J and 87/1-(Part).
On or towards the West	:-	By property bearing survey no. 87/1-A-1 belonging to DLF Exclusive Floors Pvt Ltd. And Bhamini Real Estate Developers Pvt Ltd.
On or towards the North	:-	By property bearing survey no. 87/1-A-1 belonging to DLF Exclusive Floors Pvt Ltd. And Bhamini Real Estate Developers Pvt Ltd.
On or towards the South	:-	By property bearing survey no. 87/1-A-1 belonging to DLF Exclusive Floors Pvt Ltd. And Bhamini Real Estate Developers Pvt Ltd.

(herein after referred to as the said properties)

DOCUMENTS PRODUCED

Copies of the following documents were submitted for my scrutiny:

SR. NO.	PARTICULARS
1.	Deed of Sale dated 26.08.1994 between Smt. Sunita Somnath Poi Dhungant, Shri Vasudeo alias Sandeep Somnath Poi Dhungat and his wife Smt. Sangeeta Sandeep Poi Dhungat residents of Verem, Bardez, Goa, as the Vendors and M/s. Reis Magos Estates Pvt. Ltd., as the Purchasers.
2.	Extracts of description and Inscription from the Land Registration Records, issued by the Directorate of Archives, Panaji.
3.	Deed of Declaration and Succession dated 30.07.1993, recorded at page No.77 onwards of the Notarial Book of Deeds No.646, by the Notary Ex-Officio of Ilhas at Panaji and executed upon the demise of Shri Somnath Poi Dhungat alias Somnath Vaikunth Poi Dhungat.
4.	Certificate of Death dated 01.12.1992, issued by the Registrar of Births and Deaths of Reis Magos, Bardez, Goa.
5.	Records of Rights in Form No.I and XIV in respect of the land bearing New Survey No.87/1-A of the Revenue Village of Reis Magos.
6.	Conversion Sanad No.CNV/BAE/252/94-5490, dated 15.02.1994, granted by the Deputy Collector and Sub-Divisional Officer, at Mapusa, Goa for conversion of an area of 1,50,615.00 sq. mts. of the land bearing Survey no.86/1 and 87/1 of the Village Reis Magos, in the name of M/s. Reis Magos Estates Pvt. Ltd.
7.	Order No.CNV/BAE/252/94/5735, dated 13.11.1996, extending the validity of Conversion Sanad dated 15.12.1994, for a further period of one year, with effect from 15.12.1996.
8.	Letter dated 27.09.1995 by the Superintendent of Survey and Land Records, Panaji to the Mamlatdar of Bardez, at Mapusa Goa in the matter of partition of the land bearing Survey No.87/1 of the Revenue Village of Reis Magos.
9.	Order dated 08.08.1995, passed in case No.15/124/95 by the Deputy Collector and Sub-Divisional Officer, Mapusa Sub-Division, Mapusa, confirming the partition of land bearing Survey No.87/1 of the Revenue Village of Reis Magos into three plots viz. Survey Nos. 87/1-A, 87/1-B and 87/1-C.
10.	Form No.I & XIV in respect of land bearing survey No.87/1 of the Village Reis Magos.

11.	Certificate of Description and Inscription issued by the Land Registrar of Ilhas, at Panaji.
12.	Certificate of Inscription dated 19.06.1975 issued by the Land Registrar of Ilhas at Panaji.
13.	Certificate in respect of the Orphanological Inventory Proceedings instituted in the Court of Civil Judge, Senior Division, Panaji, upon the demise of Vaikunth Guiri Poi Dhungat, who was resident of Reis Magos.
14.	Certificate of Inscription dated 19.11.1930 issued by the Land Registrar of Ilhas at Panaji.
15.	Deed of Rectification of Deed of Succession dated 23.11.1993.
16.	Memorandum and Articles of Association of M/s. Reis Magos Estates Pvt. Ltd., registered with the Registrar of Companies (Goa, Daman & Diu), at Panaji on 31.01.1994.
17.	Building Permission No.VP/RM/F.4/Bldgs./96-97/165, dated 11.06.1996, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase IX in Survey No.87/1-A.
18.	Building Permission No.VP/RM/F.4/Bldgs./96-97/166, dated 11.06.1996, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase VIII in Survey No.87/1-A.
19.	Building Permission No.VP/RM/F.4/Bldgs./96-97/167, dated 11/06/1996, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase VII in Survey No.87/1-A.
20.	Building Permission No.VP/RM/F.4/Bldgs./96-97/168, dated 11/06/1996, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase VI in Survey No.87/1-A.
21.	Building Permission No.VP/RM/F.16/Bldgs./95-96/426, dated 25.11.1995, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase V in Survey No.87/1-A.
22.	Building Permission No.VP/RM/F.12/Bldgs./95-96/338, dated 01.10.1995, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase IV in Survey No.87/1-A.

23.	Building Permission No.VP/RM/F.12/Bldgs./95-96/26, dated 10.04.1995, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase III in Survey No.87/1-A.
24.	Building Permission No.VP/RM/F.2/Bldgs./95-96/25, dated 10.04.1995, by the Village Panchayat of Reis Magos in favour of M/s. Reis Magos Estates Pvt. Ltd., for Residential Building Complex – Phase II in Survey No.87/1-A.
25.	Deed of Sale dated 26.07.2001, executed between M/s. Reis Magos Estates Pvt. Ltd. and M/s. Morepan Holiday Resorts Ltd.
26.	Deed of Sale dated 12.10.2006, executed between M/s. F is Magos Estates Pvt. Ltd. and M/s. Bhamini Real Estate Pvt. Ltd.
27.	Deed of Sale dated 09.04.2007, executed between M/s. Blue Coast Infrastructure Pvt. Limited and M/s. Delano Homes & Resorts Pvt. Ltd.
28.	Deed of Rectification dated 19.04.2007 between M/s. Reis Magos Estates Pvt. Ltd. and M/s. Bhamini Real Estate Developers Private Limited in respect to Deed of Sale dated 12.10.2006.
29.	Deed of Sale dated 22.09.2008 registered executed between M/s. Bhamini Real Estate Developers Limited and M/s. Delano Homes & Resorts Pvt. Ltd.
30.	Deed of Exchange dated 22.09.2008, between M/s. Delano Homes & Resorts Pvt. Ltd. and Bhamini Real Estate Developers Limited.
31.	Deed of Rectification dated 20.06.2012 between M/s. Delano Homes & Resorts Pvt. Ltd. and Bhamini Real Estate Developers Limited in respect to Deed of Sale dated 22.09.2008.
32.	Deed of Rectification 23.09.2014 between M/s. Blue Coast Infrastructure Pvt. Limited and M/s. Delano Homes & Resorts Pvt. Ltd. in respect to Sale Deed dated 09.04.2007.
33.	Form No.I & XIV in respect of land bearing survey No.87/1-A-1, 87/1-A-2, 87/1-A-3 of the Village Reis Magos.
34.	Technical Clearance order dated 17.05.2019, issued by the Senior Town Planner.
35.	Construction License dated 02.03.2020, issued by the Village Panchayat of Reis- Magos.

36.	Certificate of Incorporation pursuant to change of name issued by Registrar of Companies, ROC- Delhi, Ministry of Corporate Affairs, Government of India, in respect of change of name of M/s. Delanco Home and Resorts Private Limited to M/s. DLF Exclusive Floors Private Limited, dated 21.12.2021.
37.	Technical clearance Order dated 06.12.2024 issued by the TCP department for the revised plan.
38.	Sale Deed dated 20.01.2025 between M/s. Bhamani Real Estate Developers Private Limited and M/s. DLF Exclusive Floors Private Limited registered with the Sub Registrar's Office of Bardez, at Mapusa on 21.01.2025 bearing Document Registration No. BRZ-1-455-2025.
39.	Construction License issued by the Village Panchayat of Reis Magos dated 03/01/2025.
40.	Approved Site Plan by Village Panchayat- Reis Magos, bearing no. VP/RM/F-Const./Bldgs/19/2024-25/1284 dated 03.01.2025.
41.	NOC dated 15.01.2025 issued by the TCP Department, Government of Goa bearing ref no. NOC/49(6)/4633/RM/TCP-24/521 in respect to property bearing Sy. No. 87/1-A-1.
42.	NOC dated 15.01.2025 issued by the TCP Department, Government of Goa, bearing ref no. NOC/49(6)/4633/RM/TCP-24/522 in respect to property bearing Sy. No. 87/1-A-3.
43.	Form No. I and XIV in respect of land bearing survey No.87/1-A-1, 87/1-A-2, 87/1-A-3 of the Village Reis Magos.
44.	Copy of the Survey Plan superimposed with area demarcated showing the exact area owned by M/s. DLF Exclusive Floors Private Limited in respect of survey No.87/1-A-1, 87/1-A-2, 87/1-A-3 of the Village Reis Magos.

Documents submitted to me are the photocopies of which Originals are not compared by me, of which I assume authenticity.

FLOW OF THE TITLE

1. I have carefully examined the documents mentioned hereinabove and from the same it transpires that the said entire property "TAUNTE", bearing Description No.18, 661, was earlier belonging to one Shri Vasudeo Ramkrishna Poi Dhungat and his wife Smt. Chandrabhaga Vasudeo Dhungat who were residents of Reis Magos, Bardez, Goa.

2. In terms of a Deed of Sale dated 24th June, 1952, one Shri Somnath Vaikunth Poi Dhungat, r/o Reis Magos, bought the said property from the said Shri Vasudeo Ramkrishna Poi Dhungat and his wife Smt. Chandrabhaga Poi Dhungat.

3. Upon the purchase of the said property, the said property was inscribed in the name of the said Shri Somnath Vaikunth Pai Dhungat, under Inscription No.22,425, at page No.133 of Book No.G-35, on 12.07.1952, in the Land Registration Office of Ilhas at Panaji.

4. The said Shri Somnath Vaikunth Poi Dhungat and his wife, Smt. Sunita Pai Dhungat thus became the absolute and exclusive owners of the said property.When the said Shri Somnath Pai Dhungat purchased the said entire property, the total area of the said entire property was only 78,638 sq. mts. He, however, encroached upon the adjacent land and the present area of the part bearing Survey No.87/1 of the said entire property itself is 1,82,650.00 q. mts.

5. However, the said entire area of 1,82,650.00 sq. mts. of Survey No.87/1 and the area of survey No.86/1 was in possession of the said Shri Somnath Pai Dhungat much prior to 1974 i.e. prior to preparation of the Records of Rights for the Revenue Village of Reis Magos.

6. During the land survey conducted for the purposes of Records of Rights for the Revenue Village of Reis Magos, the said entire property together with the encroached area was surveyed under New Survey Nos.86/1 and 87/1 and the same stood recorded in the respective Records of Rights, in the name of the said Shri Somanth Pai Dhungat. He was, therefore, in possession of the said entire area covered under Survey Nos.86/1 and 87/1 at least for twenty-one years prior to the sale of a part of the same in the name of M/s. Reis Magos Estates Pvt. Ltd.

7. The said Shri Somnath Pai Dhungat expired on 30.10.1992, leaving behind Smt. Sunita Pai Dhungat, as his widow and moiety-holder and Shri Sandeep Somnath Pai Dhungat, married to Smt. Sangeeta Pai Dhungat, as his sole and universal heirs.

8. On 30.07.1993, a Deed of Succession was executed, in terms of which the said Smt. Sunita Somanth Poy Dhungat was declared to be the widow and moiety-holder of late Shri Somnath Vaikunta Dhungat and his only son, Shri Sandeep Somnath Poy Dhungat, married to Smt. Sangeeta Sandeep Pai Dhugat, was declared to be his sole and universal heir.

9. The said Deed of Succession dated 30.07.1993 was recorded at folio 77 onwards of the Notarial Book No.646 by the then Notary Ex-Officio of Ilhas, at Panaji.

10. On 23.11.1993, the said Deed of Succession dated 30.07.1993 was rectified.

11. The said Deed dated 23.11.1993 was recorded at folio 84 onwards of Book No.647 of the Notarial Records of Ilhas, at Panaji, by the then Notary Ex-Officio of Ilhas, at Panaji.

12. On 31.01.1994, a Company – "Reis Magos Estates Pvt. Ltd." was incorporated and registered under No.24-01519 of 1994, with Registrar of Companies, Goa, Daman and Diu, at Panaji.

13. In terms of an Agreement for Sale dated 25.02.1993, executed between the said Smt. Sunita Poy Dhungat, widow of late Somnath Poy Dhungat, the said Shri Sandeep Somnath Dhungat and his wife, Smt. Sangeeta Sandeep Poy Dhungat as the Vendors therein and Shri Prasad Suresh Parulekar, resident of Verem, Bardez, Goa, as the Purchaser therein, the Vendors therein agreed to sell to the Purchasers therein an area of 1,60,480.00 sq. mts. of the said entire property.

14. In terms of a Deed of Sale dated 26.08.1994, the said Smt. Sunita Somnath Poy Dhungat, her son, Shri Vassudev alias Sandeep Somnath Poy Dhungat, and his wife Smt. Sangeeta Sandeep Poy Dhungat sold in favour of M/s. Reis Magos Estates Pvt. Ltd., having its registered office at Panaji Goa, three portions of the land bearing Survey No.87/0 viz., of the said property – "**TAUNTE**", viz., Portion – "A", admeasuring 1,50,135.00 sq. mts., portion – "B", admeasuring 6705.00 sq. mts. and Portion – "I", admeasuring 1465.00 sq. mts. aggregating to 1,58,305.00 sq. mts. for a total consideration of Rs.75,98,640/- (Rupees Seventy Five Lakhs Ninety Eight Thousand Six Hundred Forty Only), which represented the then market value of the said three portions.

15. The said Deed of Sale dated 26.08.1994 stands registered in the Sub-Registrar's Office of Ilhas, at Panaji, under No.1748/94, at pages 483 to 642 of Book No.1, Volume 337, on 31.08.1994.

16. Pursuant to an application by M/s. Reis Magos Estates Pvt. Ltd., the Deputy Collector of Mapusa, vide his order dated 23.05.1995, ordered the Director of Settlement and Land Records, Panaji, to Sub-divide the land bearing Survey No.87/1, into three plots.

17. Vide letter dated 04.07.1995, the Director of Settlement and Land records informed the Deputy Collector, Mapusa, that the said holding bearing Survey No.87/1, has been partitioned into three plots and allotting them Survey Nos. 87/1-A , 87/1-B and 87/1-C respectively.

18. On 08.08.1995, the Deputy Collector & S.D.O. at Mapusa, passed an order that the partitions of Survey No.87/1 carried out by the Director of Settlement and Land Records into three plot viz., a) Survey No.87/1-A, admeasuring 1,48,070; b) Survey No.87/1-B, admeasuring 2160.00 sq. mts., and c) Survey No.87/1-C, admeasuring 8075.00 sq. mts., are confirmed and further directed the Talathi of Reis Magos and Mamlatdar of Bardez, to carry out necessary changes in the plan/records, accordingly.

19. On 27.09.1995, superintendent of Survey and Land Records, Panaji, informed the Mamlatdar of Brdez, at Mapusa, that the Survey No.87/1 of Village Reis Magos is sub-divided into three plots (a) Survey No.87/1-A, admeasuring 1,48,070.00 sq. mts. (b) Survey No.87/1-B, admeasuring 2160.00 sq. mts. and (c) Survey No.87/1-C, admeasuring 8075.00 sq. mts.

20. Subsequently, requisite Mutation Proceedings were carried out and the Plot bearing Survey No.87/1-A, admeasuring 1,48,070.00 sq. mts. of the said entire property was recorded in the name of M/s. Reis Magos Estates Pvt. Ltd. in the respective Records of Rights.

21. In terms of a Deed of Sale dated 26th July, 2001, M/s. Reis Magos Estates Pvt. Ltd., sold an area of 1,31,425.00 sq. mts. from and out of the said land bearing Survey No.87/1-A of the said property to M/s. Morepen Holiday Resorts Ltd., which was renamed as "M/s. Blue Coast Infrastructure Development Ltd.".

22. The said Deed of Sale dated 26th July, 2001 stands registered in the Sub-Registrar Office of Ilhas, at Panaji, under Registration No.1729, at pages 320 onwards of Book No. I, Volume 981, on 1st August, 2001.

23. M/s. Blue Coast Infrastructure Development Ltd., therefore, had acquired a valid title to the said area of 1,31,425.00 sq. mts. from and out of the said land bearing survey No.87/1-A of the said property.

24. That vide Deed of sale dated 12.10.2006, registered before the sub-Registrar of Bardez, under registration No. 5294 at pages 61 to 106 Book I Vol 1846 dated 18.10.2006, M/s. Reis Magos Estates Pvt. Ltd., sold an area of 9669 sq. mts. from and out of the Plot A of the said land bearing Survey No.87/1-A and entire plot B in survey No. 87/1A admeasuring 2500 sq. mts to M/s. Bhamini Real Estate Pvt. Ltd.,

25. That vide Deed of Sale dated 09.04.2007, registered before the sub-Registrar of Bardez, under registration No. 1800/2007 of Book No. I, M/s. Blue Coast Infrastructure Development Ltd., sold an area of 1,31,425.00 sq. mts., now bearing survey No. 87/1-A-1, from and out of the Plot A in survey No. 87/1A to M/s. Delanco Homes & Resorts Pvt. Ltd. And therefore M/s. Delanco Homes & Resorts Pvt. Ltd. and consequently they become absolute owner in possession of the property bearing survey No. 87/1-A-1.

26. That a Deed of Rectification dated 19.04.2007 was registered with the office of Sub- Registrar, Bardez under No. 2125 at pages 289-295 of Book No. 1 Vol 206 whereby name of M/s. Bhamini Real Estate Developers Private Limited was corrected in the Sale Deed dated 12.10.2006.

27. That vide Deed of Sale dated 22.09.2008, M/s. Delanco Home and Resorts Pvt. Ltd sold, conveyed and transferred 2 parcels of land, admeasuring 3700 sq. mts. and 20,101 sq. mts., both in Survey No. 87/1-

A of the Reis Magos Village to M/s Bhamini Real Estate Developers Pvt. Ltd., registered in the sub-Registrar Office of Bardez under No. BRZ-BK1-00468-2009 Book I, dated 06.04.2009 on the terms and conditions detailed therein.

28. That vide Deed of Exchange dated 22.09.2008, between M/s. Delanco Homes & Resorts Pvt. Ltd and M/s. Bhamini Real Estate Developers Pvt. Ltd. an area of 9669 sq. mts. from and out of the Plot A of the said land bearing Survey No.87/1-A now bearing survey No. 87/1-A-2 was exchanged by M/s. Bhamini Real Estate Developers Pvt. Ltd to M/s. Delanco Homes & Resorts Pvt. Ltd and therefore by virtue of the said exchange the M/s. Delanco Homes & Resorts Pvt. Ltd became absolute owner of the said area of 9669 sq. mts. bearing survey No. 87/1-A-2.

29. That vide Deed of Rectification dated 20.06.2012, having registration No. BRZ-BK1-02599-2012 of book-1 dated 20.06.2012, between M/s. Bhamini Real Estate Developers Pvt. Ltd and M/s. Delanco Homes & Resorts Pvt. Ltd certain corrections were carried out in respect to Sale Deed dated 22.09.2008 pertaining to property bearing survey No. 87/1-A-1. By way of the said Rectification, it was clarified that "Delanco carved out 2 land parcels admeasuring 2,305 sq. mts. and 20,101 sq. mts. in Sy. No. 87/1-A".

30. Vide deed of Rectification dated 23.09.2014, between M/s. Blue Coast Infrastructure Development Ltd and M/s. Delanco Homes & Resorts Pvt. Ltd certain corrections were carried out in respect to property bearing survey No. 87/1-A-1 situated in Village Reis Magos.

31. The senior Town Planner vide Order dated 17.05.2019, has granted technical clearance to carry out construction of residential building in survey No. 87/1-A-1, 87/1-A-2 and 87/1-A-3 to M/s. Bhamini Real Estate Developers Pvt. Ltd and M/s. Delanco Homes & Resorts Pvt. Ltd.

32. Further the Village Panchayat vide construction licence dated 02.03.2020, has also granted construction licence to carry out construction in the property bearing survey No. 87/1-A-1, 87/1-A-2 of Village Reis Magos.

33. Pursuant to Certificate of Incorporation pursuant to change of name issued by Registrar of Companies, ROC- Delhi, Ministry of Corporate Affairs, Government of India, dated 21.12.202, the name of M/s. Delanco Home and Resorts Private Limited was changed to M/s. DLF Exclusive Floors Private Limited.

34. That vide Sale dated 20.01.2025 duly registered before the Office of Sub Registrar, Bardez, M/s. Bhamani Real Estate Developers Private Limited sold and transferred to M/s. DLF Exclusive Floors Private Limited properties admeasuring 19,839.68 sq. mts., forming part of Survey No. 87/1-A-1 and property admeasuring 1,625.32 sq. mts., forming part of Survey No. 87/1-A-3, by virtue of said Sale Deed registered on 21.01.2025, the said M/s. DLF Exclusive Floors Private Limited have become the exclusive Owners of the aforesaid properties. Further, the Town and Country Planning Department has granted a revised Technical Clearance Order to M/s. DLF Exclusive Floors Private Limited and the Village Panchayat of Reis Magos has granted Construction License dated 03.01.2025 and has further approved the Site Plan on 03.01.2025.

OBSERVATIONS AND OPINION

1. From the above narrated flow of title it is clear that vide Deed of Sale dated 12.10.2006, registered before the sub- Registrar of Bardez, under registration No. 5294 at pages 61 to 106 Book I Vol 1846 dated 18.10.2006, M/s. Reis Magos Estates Pvt. Ltd., sold an area of 9669 sq. mts. from and out of the Plot A of the said land bearing Survey No.87/1-A and entire plot B in survey No. 87/1A admeasuring 2500 sq. mts to

M/s. Bhamini Real Estate Developers Pvt. Ltd and consequently they become absolute owner in possession of the said property.

2. That vide Deed of Sale dated 09.04.2007, registered before the sub-Registrar of Bardez, under registration No. 1800/2007 of Book No. I, M/s. Blue Coast Infrastructure Development Ltd., sold an area of 1,31,425.00 sq. mts. now bearing survey No. 87/1-A-1, from and out of Plot A in survey No. 87/1A to M/s. Delanco Homes & Resorts Pvt. Ltd. and therefore M/s. Delanco Homes & Resorts Pvt. Ltd. (now known as M/s. DLF Exclusive Floors Private Limited) has become the absolute owner in possession of the property bearing survey No. 87/1-A-1.

3. That vide Deed of Rectification dated 20.06.2012, having registration No. BRZ-BK1-02599-2012 of Book-1 dated 20.06.2012, between M/s. Bhamini Real Estate Developers Pvt. Ltd and M/s. Delanco Homes & Resorts Pvt. Ltd certain corrections were carried out in respect to Sale Deed dated 22.09.2008 pertaining to property bearing survey No. 87/1-A-1. By way of the said Rectification, it was clarified that "Delanco carved out 2 land parcels admeasuring 2,305 sq. mts. and 20,101 sq. mts. in Sy. No. 87/1-A" and the same was sold to M/s. Bhamini Real Estate Developers Pvt. Ltd. Thus, M/s Bhamini Real Estate Developers Pvt. Ltd. became the sole owner of 2,305 sq. mts. and 20,101 sq. mts. in Sy. No. 87/1-A.

4. That vide Deed of Exchange dated 22.09.2008, between M/s. Delanco Homes & Resorts Pvt. Ltd and M/s. Bhamini Real Estate Developers Pvt. Ltd. an area of 9669 sq. mts. from and out of the Plot A of the said land bearing Survey No.87/1-A now bearing survey No. 87/1-A-2 was exchanged by M/s. Bhamini Real Estate Developers Pvt. Ltd to M/s. Delanco Homes & Resorts Pvt. Ltd and therefore by virtue of the said exchange the M/s. Delanco Homes & Resorts Pvt. Ltd (now known as M/s. DLF Exclusive Floors Private Limited) became absolute owner of the said area of 9669 sq. mts. bearing survey No. 87/1-A-2.

5. Vide Deed of Sale dated 20.01.2025 registered with the Office of Sub Registrar, Bardez, the said M/s. Bhamani Real Estate Developers Private Limited sold and transferred to M/s. DLF Exclusive Floors Private Limited properties admeasuring 19,839.68 sq. mts., forming part of Survey No. 87/1-A-1 and property admeasuring 1,625.32 sq. mts., forming part of Survey No. 87/1-A-3.

6. From the records made available it is clear that the property has marketable and clear title and from the perusal of the form I & XIV it is also seen that M/S. DLF Exclusive Floors Private Limited mutated its names in the occupant column of form 1 & XIV in respect of the properties bearing survey No. 87/1-A-1, 87/1-A-2 and 87/1-A-3 all situated within the limits of Village Panchayat Reis Magos, Bardez, Goa.

7. Further, the Town and Country Planning Department granted revised Technical Clearance Order to M/s. DLF Exclusive Floors Private Limited and the Village Panchayat of Reis Magos has granted Construction License dated 03.01.2025.

From the forgoing observations and the approved Site Plan, I am of the view that in total 1,30,484.66 sq. mts. forming part of Sy. Nos. 87/1-A-1, 87/1-A-2 & 87/1-A3, Reis Magos, Bardez, Goa, (*exact area as demarcated in plan at serial No.44 of list of documents*), is exclusively and absolutely owned by M/s. DLF Exclusive Floors Private Limited and said company is the absolute owner and possesses a valid, clear, marketable title in respect of the above stated properties to the extent of the area specified.

FORWARDED WITH COMPLIMENTS ON
THIS 4TH DAY OF FEBRUARY 2025

ABHIJIT PRAMOD GOSAVI
(ADVOCATE)

Every part of the opinion and advice contained herein is for the sole and exclusive use of ***M/S. DLF EXCLUSIVE FLOORS PRIVATE LIMITED*** *and shall not be referred, relied, wholly or in part, by any other person without prior written permission.*