

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

TITLE REPORT

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

DETAILS OF THE PROPERTY UNDER SCRUTINY.

Property denominated as 'JOAO SILVALEM', situated at Aquem, of Navelim taluka, Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under no. 33944 of New Series and enrolled in the Taluka Revenue office under Matriz no. 299 of Salcete Taluka, Goa State and bounded as under:

- East :- By the property of Hipolito Camilo Diniz, Elbino D'souza as also by the heirs of Gregorio Mergulhao;
West :- By Roque Santan Costa and the said Mergulho;
North :- By the said Hipolito Diniz and the said property of Mergulhao;
South :- By Constancio Diniz and Hipolito Diniz.

The above described property is hereinafter referred to as "Said Entire Property".

DETAILS OF THE PLOT UNDER SCRUTINY.

Plot known as Plot No. 1 admeasuring an area of 890 Sq. mtrs, forming part of the said entire property described hereinabove and surveyed under Chalta No. 7 to 11 of P. T. Sheet No. 290 of city survey Margao and is bounded as under;

- East : By 8 mtrs wide Public road;
West : By plot bearing Chalta No. 4 PTS No. 290;
North : By property bearing Chalta No. 1 of PTS No. 290;
South : By plot No. 2 of the same property i.e. Chalta No. 7 to 11 of PTS No. 290 .

This Plot is hereinafter referred to as "said Plot".

DOCUMENTS SCRUTINISED:

1. Extract of certificate of Description under No. 33944.
2. Deed of Partition and Gift dated 28.03.1949.



- 1 -

H. No. 30, Bendurdem, Balli, Quepem, Goa

e-mail : santoshvelip6@gmail.com

3. Agreement of Sale dated 18.05.1993.
4. Agreement of sale dated 25.07.94.
5. Deed of Sale dated 30.09.1997.
6. Form D of Chalta No. 7 to 11 of P T Sheet No. 290 along with Survey Plan.
7. Conversion Sanad bearing No. SDO/SAL/ CONV/ 354/93 dated 22-09-1995.
8. Development permissions:-
 - a. under Order No. SGPDA/P/5413/DC-468/5613//13-14 dated 17.02.2014.
 - b. under Order No. SGPDA/P/5413/ /5612//13-14 dated 17.02.2014.
 - c. under Order No. SGPDA/P/5413/5764//13-14 dated 10.03.2014 extended on 19.09.2017.
 - d. under Order No. SGPDA/P/5413/862//17-18 dated 19.09.2017.
 - e. under Order No. SGPDA/P/5413/314//19-20 dated 16.05.2019.
 - f. Construction License under License No. A/44/14-15 dated 17.11.2014, renewed on 01.02.2016.
9. Occupancy Certificate.

TRACING OF THE TITLE:-

1. Extract of certificate of Description under No. 33944.

The said landed property known as 'JOAO SILVALEM', situated at Aquem, of Navelim taluka, Sub-District of Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under no. 33944 of New Series and enrolled in the Taluka Revenue office under Matriz no. 299 of Salcete Taluka, Goa State and surveyed under Chalta No. 7 to 11 of P. T. Sheet No. 290 of city survey Margao.

2. Deed of Partition and Gift dated 28.03.1949.

From the perusal of this Deed following facts transcribed;

The aforesaid entire property was originally belonged to Fabrica of the church of Navelim. By this Deed Shri. Joaquim Caetano Monteiro, widower, purchased



from Fabrica of the church of Navelim, the Said Entire Property described above.

The said Joaquim Caetano Monteiro and his wife Viorzina Prisca Noronha, sold the Eastern fraction of the said property, which fraction actually constitutes the property described in Land Registration Office under no. 42297 new series. They also sold another fraction situated towards the west of the said property which constitutes the property registered under no. 43461 new series. Thus they were left only with the central part of the said property.

By the Deed referred above, the central property left with said Joaquim Caetano Monteiro is partitioned, whereby the half of the property is allotted to said Joaquim Caetano Monteiro being his share in the property and the other half was allotted to his son Shri. Ernesto Paulo Pantaleao Monteiro and his wife being their maternal share. By the said Deed, Joaquim Caetan Monteiro gifted to Maria Esperanca Antao, wife of Ernesto P.P. Monteiro the said half of the property allotted to him. By the said Deed Ernesto P.P. Monteiro gifted his share of the property to his wife Maria Esperanca Antao. Thus the said Maria Esperanca Antao became the owner of the central part of the property.

The said Ernesto P.P. Monteiro expired leaving behind his wife, Maria Esperanca Antao E Monteiro Alias Maria Esperanca Monteiro and their two daughters namely Sister Evelyn Monteiro and Miss Eleanor Monteiro hereinafter referred as "Land owners", they are therefore the absolute owners in possession and have a clear marketable title over the said part of the property 'Joao Silvaem'.

3. Agreement of Sale dated 18.05.1993.

By this Agreement land owners Maria Esperanca Antao E Monteiro Alias Maria Esperanca Monteiro, Sister Evelyn Monteiro and Miss Eleanor Monteiro entered an agreement with M/s. Bharat Constructions wherein said Maria Esperanca Antao E Monteiro Alias Maria Esperanca Monteiro, Sister Evelyn Monteiro and Miss Eleanor Monteiro had covenant with the said Bharat Constructions to sell to



them a part of property Joao Silvallem surveyed in the city survey, Margao, under chalta no. 7 to 11 of P.T. Sheet No. 290, owned and possessed by them. In pursuance of the said agreement, M/s. Bharat Constructions the Developers therein, agreed to develop the said part of the property into plots and sell the same to the persons of their choice.

4. Agreement of sale dated 25.07.94.

From the perusal of this agreement of Sale dated 25.07.1994 following facts transcribed;

The land owners Maria Esperanca Antao E Monteiro Alias Maria Esperanca Monteiro, Sister Evelyn Monteiro and Miss Eleanor Monteiro and the Developers therein M/s. Bharat Constructions entered in to an agreement with M/s. Kayji Real Estate Pvt. Ltd. wherein the said land owners and Developer M/s. Bharat Constructions, agreed to develop the said property into plots namely plot no. 1, 2 and 3 so as to sell the same to the prospective purchasers. M/s. Kayji Real Estate Pvt. Ltd. agreed to purchase plot no. 1 (one) of the said property. As per the said agreement the total area of plot no. 1 was stipulated as 1022 sq. mts. However, at the time of sub-division of the said land into plots, the area of the said plot no. 1 was found to be actually 890 sq. mts.

5. Deed of Sale dated 30.09.1997.

M/s. Kayji Real Estate Pvt. Ltd. purchased said plot no. 1 measuring an area of 890 sq. mts. from the said entire property from land owners Maria Esperanca Antao E Monteiro Alias Maria Esperanca Monteiro, Sister Evelyn Monteiro and Miss Eleanor Monteiro and M/s. Bharat Constructions by virtue of Deed of Sale dated 30.09.1997 which was duly registered in the office of Sub-Registrar of Salcete at Margao under registration No. 2373 at pages 357 to 407 Book No. 1 volume No. 786 dated 14.11.1997. M/s. Kayji Real Estate Pvt. Ltd. therefore have a good marketable title to said plot no. 1 of the said entire property.



6. Form D.

Form D of Chalta No. 7 and 11 of P. T. Sheet no. 290 of City survey Margao shows the name of M/s. Kayji Real Estate Pvt. Ltd as the occupant/holder and owner of the said part of the property.

7. Conversion Sanad.

Land owners converted the said part of the Said Entire Property totally admeasuring 2821 Sq. metres and obtained Conversion Sanad under Ref. No. SDO/SAL/CONV/ 354/93 dated 22.09.1995.

8. Developmental Permissions.

- a. Development permission under Order No. SGPDA/P/5413/DC-468/5613/13-14 dated 17.02.2014.**
- b. Development permission under Order No. SGPDA/P/5413/5612/13-14 dated 17.02.2014.**
- c. Development permission under Order No. SGPDA/P/5413/5764/13-14 dated 10.03.2014 extended on 19.09.2017.**
- d. under Order No. SGPDA/P/5413/862//17-18 dated 19.09.2017.**
- e. under Order No. SGPDA/P/5413/314//19-20 dated 16.05.2019.**
- f. Construction License under License No. A/44/14-15 dated 17.11.2014, renewed on 01.02.2016.**

After obtaining the aforesaid Developmental permissions M/s. Kayji Real Estate Pvt. Ltd. developed plot No. 1 admeasuring an area of 890 sq. mtrs, surveyed under Chalta No. 7 to 11 of P. T. Sheet no. 290 of City survey Margao and constructed thereon residential complex named as Kayji Grandeur.

9. Occupancy Certificate

Kayji Grandeur residential complex is completed in all respects and the Margao Municipal Council has granted a certificate of occupancy under reference No. 3(OC)1/19-20/TECH/56 dated 06.12.2019.

Santosh J. Velip

B.A., LL.B.

Advocate

Cell : 9881280755

INSPECTION AND VERIFICATION

I have inspected and verified all the documents/approvals produced before me. they 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

On going through all the above mentioned documents I am of the opinion that the Title of said M/s. Kayji Real Estate Pvt. Ltd. a Company registered under the Indian company Act 1956, having its registered office at Anand Bhavan, Old Station Road, Margao, Salcete, Goa, to Plot No. 1 admeasuring 890 sq. mtrs. situated in property under Chalta No. 7 to 11 of P. T. Sheet no. 290 of City Survey Margao, is good clear, legal and marketable.

Place: Margao, Goa.

Date: 26.04.2020



SANTOSH VELIP

Advocate