



Date: 12/06/2024

This Certificate of Title and Search is given at the request of **SKY WORLD PROPERTIES AND HOLDINGS**, a Partnership Firm, having its Regd. Office at H. No. 218, Gofur Manzil, Near Shivaji Chowk, Curchorem, Goa, in respect of property admeasuring 1691.00 Sq. meters surveyed under Chalta No. 6 of P. T. Sheet No. 201 of Margao City Survey, situated at Aquem, Margao, Goa.

CERTIFICATE OF TITLE

With reference to the above referred Property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is property admeasuring 1691.00 Sq. meters, forming an independent and separate property in itself now surveyed under Chalta No. 6 of P. T. Sheet No. 2021 of Margao City Survey, erstwhile consisting of two plots identified as Plot No. 1 admeasuring 845.50 Sq. meters and Plot No. 2 admeasuring 845.50 Sq. meters which inturn erstwhile formed part of the larger property known as "CURANDONGOR" or "SOCOILIM ZOMIN" or "CARFONDO DONGORACHIM BHUIM" "CURANDONGORA SOCOILI ZOMINA", situated at Ward Aquem, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and Surveyed under Chalta Nos. 4 to 18 of P. T. Sheet No. 201 of Margao City Survey, consisted of two adjoining properties namely (i) the Rustic Property by the same name

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described in the Land Registration Office of Salcete under Description No. 36616 at page 129v of Book No. B-94 and (ii) an Urban Property by the same name described in the Land Registration Office of Salcete under Description No. 36617 at pages 130 of Book No. B-94, which two properties together formed single independent property described under Description No. 40437 at pages 166 of Book No. B-104 of New Series.

The property admeasuring 1691.00 Sq. meters is hereinafter referred to as "SAID PROPERTY".

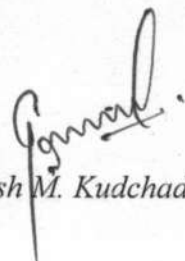
The property known as "CURANDONGOR" or "SOCOILIM ZOMIN" or "CARFONDO DONGORACHIM BHUIM" "CURANDONGORA SOCOILI ZOMINA" is hereinafter referred to as "SAID LARGER PROPERTY".

B) Location:

The SAID PROPERTY is situated at Ward Aquem, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Larger Property:

The Said Larger Property consisted of two adjoining properties namely (i) a Rustic Property by the same name described in the Land Registration Office of Salcete under Description No. 36616 at page 129v of Book No. B-94 and (ii) an Urban Property by the same name described in the Land Registration Office of Salcete under Description No. 36617 at pages 130 of Book No. B-94, which two properties together formed single independent property described under Description No. 40437 at pages 166 of Book No. B-104 of New Series.


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D) Survey Number of the property as per new Land Revenue Code:

- A. The Plot No. 1 admeasuring 845.50 Sq. meters consisted of following survey numbers:

Chalta No/PTS	Area
Chalta No. 4 of P. T. Sheet No. 201	5.00 sq mts.
Chalta No. 5 of P. T. Sheet No. 201	735.50 sq mts.
Chalta No. 6 of P. T. Sheet No. 201	2.00 sq mts.
Chalta No. 7 of P. T. Sheet No. 201	3.00 sq mts.
Chalta No. 10 of P. T. Sheet No. 201	23.00 sq mts.
Chalta no.11 of P. T. Sheet No. 201	12.00 sq mts.
Chalta No.12 of P. T. Sheet No. 201	17.00 sq mts
Chalta No.13 of P. T. Sheet No. 201	20.00 sq mts
Chalta No.14 of P. T. Sheet No. 201	11.00 sq mts
Chalta No.15 of P. T. Sheet No. 201	17.00 sq mts
Total area of Plot No. 1	845.50 sq mts.

- B. The Plot No. 2 admeasuring 845.50 Sq. meters consisted of following survey numbers:

Chalta No/PTS	Area
Chalta no. 5 of P. T. Sheet No. 201	752.50 sq mts.
Chalta no. 8 of P. T. Sheet No. 201	4 sq mts.
Chalta no. 9 of P. T. Sheet No. 201	4 sq mts.
Chalta no. 16 of P. T. Sheet No. 201	30 sq mts.
Chalta no. 17 of P. T. Sheet No. 201	34 sq mts.
Chalta no.18 of P. T. Sheet No. 201	21 sq mts.
Total area of Plot No. 2	845.50 sq mts.


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Both the above Plot No. 1 and 2 having been amalgamated are now surveyed under single survey holding being Chalta No. 6 of P. T. Sheet No. 201 as admeasuring 1691.00 Sq. meters.

E) Boundaries of the Said Larger Property and Said Property of the Said Larger Property

As per Certificate of Description

East : By Road;
West : By drain and land of the Comunidade;
North : By Property of Data Sakaram Goundolcar;
South: by property of heirs of Bernardo Camilo Cotta.

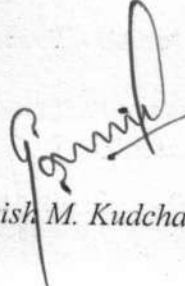
of the Said Property

East : By Municipal Road;
West : By with drain and land of comunidade;
North : By land of Datta Sakaram Goundolcar;
South: partly by Plot No. 3 of the Said Larger Property and partly by property of heirs of Bernardo Camilo Cotta.

Boundaries of the Said Property as per Survey Records

East : By Municipal Road;
West : By with drain and thereafter the property under Chalta No. 117 of P. T. Sheet No. 201;
North : By property under Chalta No. 3 of P. T. Sheet No. 201;
South: By property under Chalta No. 5 of P. T. Sheet No. 201 and partly by property under Chalta No. 100 of P. T. Sheet No. 201.

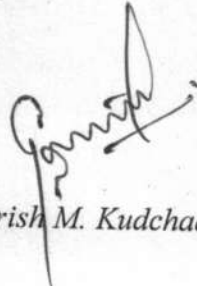
F) Area of the Property under scrutiny:


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The Said Property under scrutiny admeasures 1691.00 Sq. meters.

III. Documents verified:

Sl. No.	Name/ Nature of the Document
1.	Certificate of Description No. 36616 and 36617 and Certificate of Inscription No. 35305 and 40921
2.	Deed of Sale with Acquittance and Deposit dated 30/11/1946, drawn by Anandrau Babu Camotim Redcar Asst. Notary of Judicial Division of Salcete, at pages 48 onwards of Book No. 637
3.	Final Decree dated 04/04/1986 in Special Civil Suit No. 139/1980
4.	Deed of Succession dated 20/06/2016, duly drawn in the Office of Ex-Officio Notary Public, Salcete and recorded at folio 41V to 43 of Deeds Book No. 1626 dated 20/06/2016
5.	Deed of Sale dated 14/07/2016, duly registered in the Office of the Sub Registrar of Salcete, under Reg. No. MGO-BK1-03307-2016, CD number MGOD93 dated 14/07/2016
6.	Deed of Partition dated 03/01/1995, duly registered in the office of the Sub-Registrar of Salcete under Reg. No. 24, at pages 1 to 22 Book I Volume No. 449 dated 09/01/1995
7.	Deed of Relinquishment dated 30/03/1995, drawn in the office of the Ex-officio Notary Public, Salcete at pages 23 onwards of Deeds Book No. 1367 dated 04/04/1995
8.	Inventory Proceeding No. 73/1995/A
9.	Deed of Succession dated 22/02/2016, duly drawn in the office of the Sub-Registrar Canacona at folio 84 reverse in the Deeds Book No. 50 dated 22/02/2016

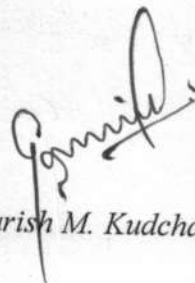

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10.	Deed of Sale dated 05/04/2016, duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-BK1-01742-2016, CD number MGOD91 dated 11/04/2016
11.	Declaration dated 14/07/2016, registered in the office of the Sub-Registrar, Salcete under Reg. No.MGO-BK4-00113-2016, CD No. 14/07/2016
12.	Deed of Sale dated 28/03/2022, duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-1-1122-2022, dated 29/03/2022
13.	Order dated 06/02/2023 in Case No. 3-ISLR-LRC-PART-&AMAL-CTS-46-22/87
14.	Conversion Sanad dated 22/08/2023 ref. No. CAD2SAL04-23-94/192
15.	Development Permission dated 23/11/2023 under Ref. No. SGPDA/P/6697/1315/23-24
16.	NOC from Health dated 24/04/2024 under Ref. No. DHS/2024/DHS0901/O0028/48
17.	Construction Licence No. CONSTLIC/MARGAO/2024-2025/7 dated 08/05/2024

Scrutiny of Title Documents-Search and Investigation:

From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said property has devolved for last 75 years and my opinion on the title of the Said Property:

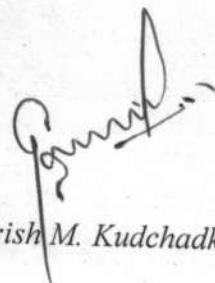
- That the Rustic and Urban Property under Description No. 36616 and 36617 respectively came to be inscribed vide endorsement dated 20/06/1947, in the name of Mrs. Ida Otilia Aurora Sabina Rodrigues e Souza (widow) under Inscription No. 35305 and


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40921 respectively, having been allotted to her in the acts of Orphanological Inventory that took place upon the death of her husband Jose Elias Antonio de Souza.

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- Vide Deed of Sale with Acquittance and Deposit dated 30/11/1946, drawn by Anandrau Babu Camotim Redcar Asst. Notary of Judicial Division of Salcete, at pages 48 onwards of Book No. 637, said Mrs. Ida Otilia Aurora Sabina Rodrigues e Souza sold the SAID ENTIRE PROPERTY to (i) Xantarama Vinaeca Podiar also known as Shantarama Vinayaka Podiar and his wife Mrs. Santeri alias Loxmibai Podiar and (ii) Zoximibai Porobo Dessai also known as Loximibai Datta Porobo Dessai, widow of Data Porobo Dessai and in pursuance thereto the names of Shanatrama Vinayaka Podiar and Loximibai Porobo Dessai came to be inscribed under Inscription No. 40922.
 - In pursuance to the aforesaid Deed, the SAID LARGER PROPERTY came to be owned jointly by Shantarama Vinayaka Podiar, his wife Mrs. Santeri alias Loxmibai Podiar and Loximibai Datta Porobo Dessai.
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- In order to partition the SAID LARGER PROPERTY by meets and bounds, said and Loximibai Datta Porobo Dessai, filed Suit for Partition against Santeri alias Laxmimibai Padiar and her children Narendra Padiyar and his wife Milan Narendra Padiyar and Mr. Surendra Padiyar and his wife Mrs. Manik Sundrenda Padiyar, which partition suit was filed before Civil Judge, Senior Division, Margao and was registered as Special Civil Suit No. 139/1980.

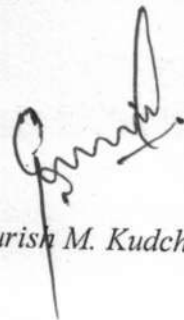


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- The SAID LARGER PROPERTY was divided into three Plots identified as Plot No. 1 admeasuring 884.00 Sq. meters, Plot No. 2 admeasuring 884.00 Sq. meters and Plot No. 3 admeasuring 390.00 Sq. meters and vide Preliminary Decree dated 26/06/1982 read with Final Decree dated 04/04/1986, Plot No. 1 was allotted to the Defendants therein (i.e. Santeri alias Laxmimibai Padiar, Narendra Padiyar, Milan Narendra Padiyar, Mr. Surendra Padiyar and Mrs. Manik Sundrenda Padiyar), the Plot No. 2 was allotted to the Plaintiff (Loximibai Datta Porobo Dessai) and sale of Plot No. 3 jointly by Plaintiff and Defendants was confirmed.

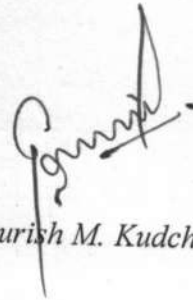
Flow of title as to Plot No. 1

- The Plot No. 1, after leaving road widening area, admeasured 845.00 Sq. meters or 845.50 Sq. meters approximately and was surveyed under Chalta Nos. 4, 5(part), 6, 7, 10 to 15 of P. T. Sheet No. 201 of Margao City Survey. This Plot No. 1 then consisted a residential house, structure, two W.Cs, a drinking water well, and is hereinafter referred to as "SAID PLOT NO. 1"
- Said Mr. Shantarama Vinayaka Podiar expired on 12/01/1963, leaving behind his widow and moiety holder said Mrs. Santeri alias Mrs. Laxmibai Shantaram Padiyar and as sole and universal heirs following children:
 - (a) Mr. Narendra Xantaram Podiar married to Milanbai Naique Raicar;
 - (b) Mrs. Lalita Padiar alias Lalita Suresh Pai Asnodkar married to Suresh Narsinh Asnodkar;
 - (c) Mrs. Usheabai Podiar alias Usha Padiyar married to Sitakant Timble;



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- (d) Mr. Surendra Padiyar alias Surendra Shantaram Padiyar married to Manik Surendra Padiyar.
- Said Mr. Surendra Padiyar alias Surendra Shantaram Padiyar expired on 17/12/1982 leaving behind his widow and moiety holder Mrs. Manik Surendra Padiyar and two children, as his sole and universal heirs, namely:
 - (a) Mr. Shantaram Surendra Padiyar married to Mrs. Ameya Shantaram Surendra Padiyar; and
 - (b) Mrs. Durga Padiyar married to Mr. Anirudh Gadgil.
 - Said Mr. Narendra Xantaram Podiar expired on 21/07/1992, leaving behind his widow and moiety holder Mrs. Milanbai Naique Raicar and three children, as his sole and universal heirs, namely:
 - (a) Mrs. Renuka Rupa Narendra Padiyar married to Ramkrishna Prabhudessai;
 - (b) Mrs. Ritika Narendra Padiyar married to Mohin Srikrishna Naik;
 - (c) Mr. Paresh Padiyar married to Rupa Padiyar.
 - Mrs. Santeri alias Mrs. Laxmibai Shantaram Padiyar the widow of Mr. Shantarama Vinayaka Podiar expired on 28/08/2002 intestate, leaving behind Mrs. Manik Surendra Padiyar, Mr. Shantaram Surendra Padiyar, and his wife Mrs. Ameya Shantaram Padiyar, Mrs. Apurva Anirudh Gadgil *formerly known as Durga Surendra Padiyar* and her husband Mr. Anirudh Arvind Gadgil, Mrs. Milanbai Naique Raicar alias Milan Narendra Padiyar alias Milan Narendra Padhyar, Mrs. Renuka Ramkrishna Prabhudessai *formerly known as Renukha Rupa Narendra*



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Padiyar alias Renuka Narendra Padhyar and her husband Mr. Ramkrishna alias Sunjay D. Prabhudessai, Mrs. Ritika Mohin Naik *formerly known as* Ritika Narendra Padiyar *alias* Ritika Narendra Padhyar, and her husband Mr. Mohin Srikrishna Naik, Mr. Paresh Narendra Padiyar *alias* Paresh Narendra Padhyar and his wife Mrs. Rupa Paresh Padiyar, as her sole and universal heirs. The flow of heirship as narrated above is declared and witnessed vide Deed of Succession dated 20/06/2016, duly drawn in the Office of Ex-Officio Notary Public, Salcete and recorded at folio 41V to 43 of Deeds Book No. 1626 dated 20/06/2016.

- Said Mrs. Manik Surendra Padiyar expired on 22/08/2019 leaving behind her two children viz. (i) Mr. Shantaram Surendra Padiyar married to Mrs. Ameya Shantaram Padiyar and (ii) Mrs. Apurva Anirudh Gadgil *formerly known as* Durga Surendra Padiyar married to Mr. Anirudh Arvind Gadgil.

- In pursuance to the aforesaid, the title to the SAID PLOT NO. 1 devolved upon following in the following ratio:

Family of Late Surendra Shantaram Padiyar

Mr. Apurva Anirudha Gadgil & her husband

Mr. Anirudh Arvind Gadgil

.....1/8th share

Mr. Shantaram Surendra Padiyar & his wife

Mrs. Ameya Shantaram Padiyar

.....1/8th share

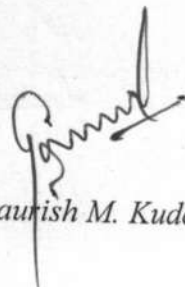
Family of Late Narendra Shantaram Padiyar

.....1/4th share

Mrs. Lalita Padiar alias Lalita Suresh Pai Asnodkar

and her husband Mr. Suresh Narsinh Asnodkar

.....1/4th share


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Mrs. Usheabai Podiar alias Usha Padiyar
and her husband Mr. Sitakant Timble

.....1/4th share

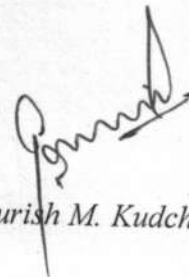
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- Vide Deed of Sale dated 14/07/2016, duly registered in the Office of the Sub Registrar of Salcete, under Reg. No. MGO-BK1-03307-2016, CD number MGOD93 dated 14/07/2016, said Mrs. Usheabai Podiar alias Usha Sitakant Timble and Mr. Sitakant Timble alias Sitakant Govind Timble with the knowledge and assent of other co-owners sold their entire 1/4th undivided share in the SAID PLOT NO. 1, in the residential house and all structures standing therein, unto Mr. Desmond Fernandes.

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- Vide Deed of Sale dated 14/07/2016, duly registered in the Office of the Sub Registrar of Salcete, under Reg. No. MGO-BK1-03308-2016, CD number MGOD93 dated 14/07/2016, said Mrs. Lalita Padiar alias Lalita Suresh Pai Asnodkar and her husband Mr. Suresh Narsinh Asnodkar with the knowledge and assent of other co-owners sold their entire 1/4th undivided share in the SAID PLOT NO. 1 in the residential house and all structures standing therein, unto Mr. Desmond Fernandes.
- In view of the aforesaid deed, the ownership in the SAID PLOT NO. 1 got re-defined as under:

Mr. Apurva Anirudha Gadgil & her husband	
Mr. Anirudh Arvind Gadgil1/8 th share
Mr. Shantaram Surendra Padiyar & his wife	
Mrs. Ameya Shantaram Padiyar1/8 th share
Family of Late Narendra Shantaram Padiyar1/4 th share
Mr. Desmond Fernandes and his wife	



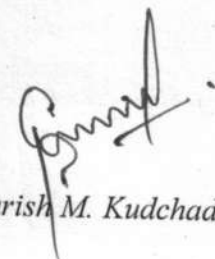
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Mrs. Kim Fernandes

.....1/2 share

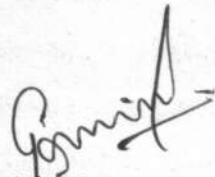
Flow of title as to Plot No. 2

- The Plot No. 2 after leaving road widening area admeasured 845.50 Sq. meters and was surveyed under Chalta Nos. 5(part), 8, 9, 16, 17 and 18 of P. T. Sheet No. 201 of Margao City Survey. This Plot No. 2 then consisted residential house, structure, two W.Cs, a drinking water well and is hereinafter referred to as "SAID PLOT NO. 2"
- Mrs. Laxmibai Datta Prabhu Dessai expired on 12/07/1988 intestate and in the status of widow of late Datta Porob Desay alias Datta Prabhudessai who predeceased her having expired on 25/02/1927, leaving behind following two children as her sole and universal heirs:
 - (a) Mr. Naraina alias Madhukar Datta Prabhu Dessai alias Madhukar Dessai married to Anandibai alias Champavatibai Prabhu Dessai, the former expired on 20/12/1993 leaving behind his widow said Anandibai and as sole and universal heirs his following four children:
 - (i) Mrs. Jyotsna Subodh Nayak married to Subodh Anant Nayak;
 - (ii) Mr. Deepak alias Datatraia Prabhu Dessai married to Poornima Deepak Prabhu Dessai;
 - (iii) Mrs. Kiran Vinayak Hede married to Mr. Vinayak Narcinva Hede; and
 - (iv) Mr. Prakash Prabhu Dessai married to Mrs. Archana Prabhu Dessai
 - (b) Mr. Vassudeva Datta Prabhu Dessai married to Jeevanbai alias Vassudha Prabhu Dessai.



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- The family of late Naraina alias Madhukar Datta Prabhu Dessai decided to arrive at family partition in respect of the half share of Nariana in the SAID PLOT NO. 2 and in furtherance thereto executed Deed of Partition dated 03/01/1995, duly registered in the office of the Sub-Registrar of Salcete under Reg. No. 24, at pages 1 to 22 Book I Volume No. 449 dated 09/01/1995, thereby towards the undivided share of Anandibai Prabhu Dessai in the SAID PLOT NO. 2 she was allotted usufruct right therein while half share of Naraina in the SAID PLOT NO. 2 was allotted equally to the two sons while the daughter were paid settled in cash.
- Said two daughters along with their spouses being Mrs. Jyotsna Subodh Nayak, her husband Subodh Anant Nayak, Mrs. Kiran Vinayak Hede and her husband Mr. Vinayak Narcinva Hede; vide Deed of Relinquishment dated 30/03/1995, drawn in the office of the Ex-officio Notary Public, Salcete at pages 23 onwards of Deeds Book No. 1367 dated 04/04/1995, relinquished their illiquid and unascertained right to the inheritance left behind by their father/father-in-law in favour of co-heirs.
- Thereupon, an Inventory Proceeding No. 73/1995/A was instituted in the Court of Civil Judge Senior Division Margao, for declaration of heriship and partition of the assets left behind by late Mr. Datta Prabhudessai and Mrs. Laxmibai Datta Prabhu Dessai, wherein the SAID PLOT NO. 2 as allotted vide Preliminary Decree dated 26/06/1982 read with Final Decree dated 04/04/1986 passed in Civil Suit No. 139/1980 was


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described under Item No. 1 of the Description of Assets and vide Judgment and Decree dated 05/10/1995, the SAID PLOT NO. 2, was allotted to following individuals in the following ratio:

Mr. Vassudeva Datta Prabhu Dessai

And his wife Jeevanbai Prabhu Dessai1/2
share

Mrs. Anandibai alias Champavatibai Prabhu Dessai ...1/4th
share

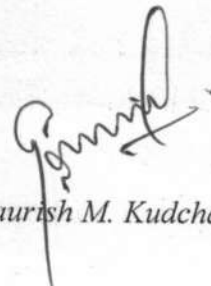
Mr. Deepak alias Datatraia Prabhu Dessai

& his wife Pornima Deepk Prabhu Dessai1/8th
share

Mr. Prakash Prabhu Dessai & his wife

Mrs. Archana Prabhu Dessai1/8th
share


- The above allotment was made notwithstanding the settlement arrived at in the Deed of Partition dated 03/01/1995 amongst the family of late Naraina and thus the Judgment and Decree dated 05/10/1995 nullified the effect of Deed of Partition dated 03/01/1995.
- Upon the death of said Mr. Vassudeva Datta Prabhu Dessai, who expired intestate leaving behind his widow and moiety holder Mrs. Jeevanbai Prabhu Dessai and as sole and universal heirs his three children being (i) Savita Subhash Naik married to Mr. Subhash Naik, (ii) Mr. Sanjiv Vasudev Prabhudesai married to Mrs. Vandana Sanjib Prabhudesai and (iii) Mr. Satyajit Vasudev Prabhudesai married to Mrs. Santana Dias, an Inventory Proceeding was instituted being Special Inventory Proceeding No. 95/2006/A and vide Consent Decree dated


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21/03/2007 passed in the said proceeding, the usufruct right to the half of the SAID PLOT NO. 2 was allotted to Mrs. Jeevanbai Prabhu Dessai while the title of the half of the SAID PLOT NO. 2 was allotted to Mr. Sanjiv Vasudev Prabhudesai married to Mrs. Vandana Sanjiv Prabhudesai and Mr. Satyajit Vasudev Prabhudesai married to Mrs. Santana Dias in equal ratio.

- Said Mrs. Anandibai alias Champavatibai Prabhu Dessai expired on 30/10/2011, intestate, leaving behind her four children named above and as detailed out in Inventory Proceeding No. 73/1995/A, thus her half share in the SAID PLOT NO. 2 also devolved upon her daughters/son-in-laws who had otherwise relinquished their rights in the inheritance of their father/father-in-law.
- Said Mr. Deepak M. Prabhudessai alias Deepak Madhukar Desai, expired on 14/06/2014, intestate, leaving behind his widow and moiety holder Mrs. Purnima alias Poornima Deepak Prabhu Dessai and as sole and universal heir his only daughter named Mrs. Shweta Ashutosh Hegde married to Mr. Aushutosh Hegde, as has been declared and witnessed vide Deed of Succession dated 22/02/2016, duly drawn in the office of the Sub-Registrar Canacona at folio 84 reverse in the Deeds Book No. 50 dated 22/02/2016.
- Thus, in view of above devolution of title, the ownership rights in the SAID PLOT NO. 2 devolved upon following in the following ratio:

Family of Mr. Vassudeva Datta Prabhu Dessai


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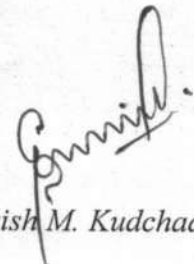
Mrs. Jeevanbai Prabhu DessaiUsufruct
Mr. Sanjiv Vasudev Prabhudesai and his wife	
Mrs. Vandana Sanjiv Prabhudesai1/4 th share
Mr. Satyajit Vasudev Prabhudesai & his wife	
Mrs. Santana Dias1/4 th share

Family of Mrs. Anandibai alias Champavatibai Prabhu Dessai

Mrs. Jyotsna Subodh Nayak and her husband	
Subodh Anant Nayak1/16 th
Share	
Mrs. Poornima Deepk Prabhu Dessai	
Mrs. Shweta Ashutosh Hegde & her husband	
Mr. Aushutosh Hegde3/16 th
share	
Mrs. Kiran Vinayak Hede and her husband	
Mr. Vinayak Narcinva Hede1/16 th
share	
Mr. Prakash Prabhu Dessai and his wife	
Mrs. Archana Prabhu Dessai3/16 th
share	

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- Vide Deed of Sale dated 05/04/2016 duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-BK1-01742-2016, CD number MGOD91 dated 11/04/2016 read with Declaration dated 14/07/2016, registered in the office of the Sub-Registrar, Salcete under Reg. No.MGO-BK4-00113-2016, CD No. 14/07/2016, the land owners named in the preceding paragraph sold the SAID PLOT NO. 2 along with

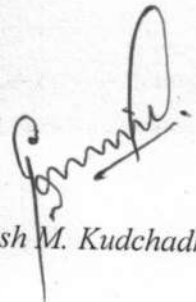


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residential house and all structures standing therein including right to the water well, to Mr. Desmond Fernandes.

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- Vide Deed of Sale dated 28/03/2022, duly registered in the Office of the Sub-Registrar of Salcete, under Reg. No. MGO-1-1122-2022, dated 29/03/2022, the above owners of the SAID PROPERTY (Said Plot No. 1 and Said Plot No. 2) along with their respective spouses sold the SAID PROPERTY unto the Sky World Properties and Holdings, a Partnership Firm.
- Post the purchase thereof, Sky World Properties and Holdings applied for partition cum amalgamation of the SAID PROPERTY and vide Order dated 06/02/2023 passed by the Inspector of Survey and Land Records, Salcete in Case No. 3-ISLR-LRC-PART-&AMAL-CTS-46-22/87, the properties purchased via aforesaid Deed of Sale came to be independently surveyed under Chalta No. 6 of P. T. Sheet No. 201 as admeasuring 1691.00 Sq. meters..
- The said Sky World Properties and Holdings with intention to develop the Said Property by constructing Residential cum Commercial Building and compound wall, have obtained following licences, permissions and approvals:
 - (a) Conversion Sanad from Office of the Collector, South Goa District, Margao under No. CAD2SAL04-23-94/192 dated 22/08/2023;
 - (b) Development Permission under Ref. No. SGPDA/P/6697/1315/23-24 dated 23/11/2023 from the


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Office of the South Goa Planning & Development Authority, Margao;

(c) NOC from Health under Ref. No. DHS/2024/DHS0901/O0028/48 dated 24/04/2024;

(d) Construction Licence No. CONSTLIC/MARGAO/2024-2025/7 dated 08/05/2024 from Office of the Margao Municipal Council;

- The SAID PROPERTY is thus owned by Sky World Properties and Holdings, a Partnership Firm and is entitled to construct residential cum commercial building therein as approved.

Certificate:

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the said property is owned by Sky World Properties and Holdings, a Partnership Firm and that it holds a clean, clear and marketable title thereto.

This Title Report which is issued at the request of Sky World Properties and Holdings, is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Margao

12/06/2024


Adv. Gaurish M. Kudchadkar


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