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Date: 04/03/2026

TITLE SEARCH REPORT

As per the request of M/s Chandrakanta Constructions, a Partnership Firm, having principal place of business at Bepquegal, Curchorem – Goa, I am submitting my legal opinion with regard to and in connection with the “Subject” hereunder mentioned:

Subject: ALL THAT Plot of Land admeasuring an area of 546 sq. mts., being part of the landed property known as “OHEABAGA” or “AAIAMOLO” situated at Cotto, within jurisdiction of Sanguem Municipal Council, Taluka and Sub-District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem under no.20728 at folio 66 of Book No B-56, not enrolled in the Taluka Revenue Office of Sanguem and surveyed under no.125/3-A of Village Sanguem. (For Short “THE SAID PLOT”)

1. Documents scrutinized.

- a. Agreement for Development and Sale dated 15/04/2025 registered under Book:-1 Document, Registration Number SGM-1-97-2025, Date: 17-Apr-2025 in the Office of the Sub-Registrar of Sanguem - Goa.
- b. Deed of Sale dated 19/09/2017 duly registered under Book – 1 Document Registration Number SGM-BK1-00409-2017 CD Number SGMD5 on Date 20-09-2017 in the Office of the Sub Registrar, Sanguem – Goa.
- c. Deed of Sale dated 26/11/2019 duly registered under Book – 1 Document Registration Number SGM-1-201-2019 Date: 11-Dec-2019 in the Office of the Sub Registrar, Sanguem – Goa.
- d. Special Power of Attorney dated 15/04/2025 registered under Book:- POA Register Document, Registration Number SGM-POA Register-1-2025, Date: 17-Apr-2025 in the Office of the Sub-Registrar of Sanguem - Goa



- e. Deed of Sale and Acquittance dated 11/10/1940 recorded at folio 78 verse onwards in the Notarial Book No.350 of the Notary Jeronimo Salvador Constantino Socrates Da Costa with office at Afonso de Albuquerque Road, Ilhas.
- f. Survey Form I & XIV concerning survey no.125/3-A of Village Sanguem Taluka Sanguem.
- g. Sanad bearing no.DYC/SDO/CONV/SAN/27/2019/148 dated 30/01/2020 from Office of the Deputy Collector and SDO, Sanguem – Goa.
- h. Sanad bearing no.SDO/SAN/CONV/05/2022/794 dated 08/11/2022 from Office of the Deputy Collector and SDO, Sanguem – Goa.
- i. Technical Clearance Order bearing no.TPQ/CT/8173/S-Sanguem/125/3-A/2026/435 dated 05/02/2026 from Town & Country Planning Department, Quepem – Goa.
- j. Nil Certificate of Encumbrance on Property No.NEC/8/2026/26 dated 24/02/2026 issued by the Sub-Registrar, Sanguem Goa confirming that there is no registered charge on the said Plot from 15/04/1996 to 15/02/2026.

2. Description of the Property

ALL THAT Plot of Land admeasuring an area of 546 sq. mts., being part of the landed property known as “OHEABAGA” or “AAIAMOLO” situated at Cotto, within jurisdiction of Sanguem Municipal Council, Taluka and Sub-District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem under no.20728 at folio 66 of Book No B-56, not enrolled in the Taluka Revenue Office of Sanguem and surveyed under no.125/3-A of Village Sanguem is bounded:

On the East : By 6.00 mts wide road

On the West: By road

On the North: By 6.00 mts wide road

On the South: By Plot B surveyed under no.125/3

The landed property known as “OHEABAGA” or “AAIAMOLO” surveyed under no.125/3 of Village Sanguem is bounded:



On the East : By partly by river, road and survey no.125/2

On the West: By road and partly by reserved Plot B within the said property.

On the North: By partly road and partly by survey no.125/1

On the South: By survey no.126/1.

3. Report.

I have carefully examined the documents listed in Para 1 hereinabove and taken search of the records in the public offices in respect of the said Plot of Land admeasuring an area of 546 sq. mts. & the property known as "OHEABAGA" or "AAIAMOLO". The said Plot of Land admeasuring an area of 546 sq. mts. is very well identified and situated at Cotto, within jurisdiction of Sanguem Municipal Council, Taluka and Sub-District of Sanguem, District of South Goa, State of Goa & surveyed under no.125/3-A of Village Sanguem.

I now proceed to give my opinion on the documents mentioned herein above furnished to me and after careful examination of the said documents, in the light of the purpose of examination of the said documents the legal effect of the said documents can be found thus;

On perusal of the above listed documents I, confirm that the said property known as "OHEABAGA" or "AAIAMOLO" was purchased by Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar from its owner Kamala Raje Wadiar by virtue of Deed of Sale and Acquittance dated 11/10/1940.

Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar expired leaving behind her sole and universal heir namely Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar.

Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar was married to Vasant Fatarpekar who expired leaving behind his only son namely Pravin Fatarpekar married to Madhavi Pravin Fatarpekar.



Pravin Fatarpekar expired leaving behind as his sole and universal heir Mr. Chirag Fatarpekar (son) and Smt Madhavi Pravin Fatarpekar as moiety sharer.

By virtue of Deed of Sale dated 19/09/2017 Mr. Heramb Shantaram Karpe acquired right, title & interest in the Plot No. 9 admeasuring an area of 282.55 sq. mts., being part of the said property known as "OHEABAGA" or "AAIAMOLO" surveyed under no.125/3 of Village Sanguem Taluka Sanguem.

By virtue of Deed of Sale dated 26/11/2019 Mr. Heramb Shantaram Karpe acquired right, title & interest in the Plot No. 2 admeasuring an area of 264.73 sq. mts., being part of the said property known as "OHEABAGA" or "AAIAMOLO" surveyed under no.125/3 of Village Sanguem Taluka Sanguem.

By virtue of Order No.LRC/AMAL/QPM-ISLR/SAN/02/2022 dated 02/02/2023 issued by the Inspector of Survey & Land Records, Quepem – Goa, the Plot No. 9 & Plot No. 2 were amalgamated forming new sub division i.e. Plot of Land admeasuring an area of 546 sq. mts. surveyed under no.125/3-A of Village Sanguem Taluka Sanguem.

Survey Form I & XIV of Survey no.125/3-A of Village Sanguem Taluka Sanguem shows the name of Mr. Heramb Shantaram Karpe in the column of occupants. (A column wherein invariably the name of the owner of the property is recorded)

By Agreement for Development and Sale dated 15/04/2025 Mr. Heramb Shantaram Karpe & his wife Mrs. Harshita Heramb Karpe have agreed to convey and transfer the said plot to M/s Chandrakanta Constructions, a Partnership Firm for the purpose of development of the said plot by constructing a multi storied building named as "KANTA'S SHREE PAIK" and also executed Special Power of Attorney dated 15/04/2025 in favor of Mr. Sameer Chandrakant Naik Partner of M/s Chandrakanta Constructions, a Partnership Firm.

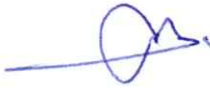
Mr. Heramb Shantaram Karpe obtained Sanad bearing no.DYC/SDO/CONV/SAN/27/2019/148 dated 30/01/2020 & no.SDO/SAN/CONV/05/2022/794 dated 08/11/2022 from Office of the Deputy Collector & SDO, Sanguem – Goa and M/s Chandrakanta Constructions



obtained Technical Clearance Order bearing no.TPQ/CT/8173/S-Sanguem/125/3-A/2026/435 dated 05/02/2026 from Town & Country Planning Department, Quepem – Goa for construction of the commercial cum residential building on the said Plot.

4) Conclusion:

- A. The Title of Mr. Heramb Shantaram Karpe & his wife Mrs. Harshita Heramb Karpe to the said Plot of Land admeasuring an area of 546 sq. mts., being part of the landed property known as “OHEABAGA” or “AAIAMOLO” surveyed under no.125/3-A of Village Sanguem Taluka Sanguem is clean and clear.
- B. M/s Chandrakanta Constructions, a Partnership Firm are entitled to construct a multi storied building named as “KANTA’S SHREE PAIK” on the said plot and to sell the commercial & residential premises along with proportionate undivided share in the land to prospective purchasers.



Siddesh R. Naik Tari
Advocate

